



rtc

Business Park

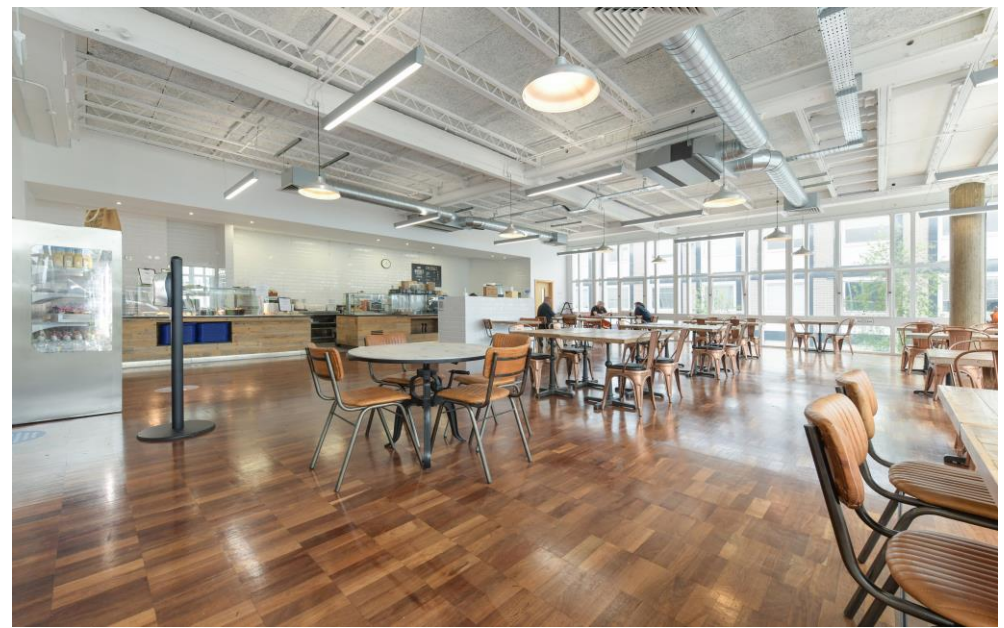
Derwent House
RTC Business Park
London Road
Derby
DE24 8UP



Fully fitted office suite with CAT 6 cabling and new office furniture

Immediately available for occupation

- Excellent specification with lift access
- On site newly refurbished restaurant/café and conference suite
- Immediately available and ready to move straight in to with no fit out costs
- Accessible location and within a 10 minute walk of Derby Train Station



The Location

Derwent House forms part of The RTC Business Park which is prominently located off London Road (A6), approximately half a mile from the railway station (10 minute walk) and two thirds of a mile from Derby City Centre. It is situated approximately five miles west of the M1 motorway (Junction25) which is accessed via the main A52 dual-carriageway to Nottingham (16 miles).

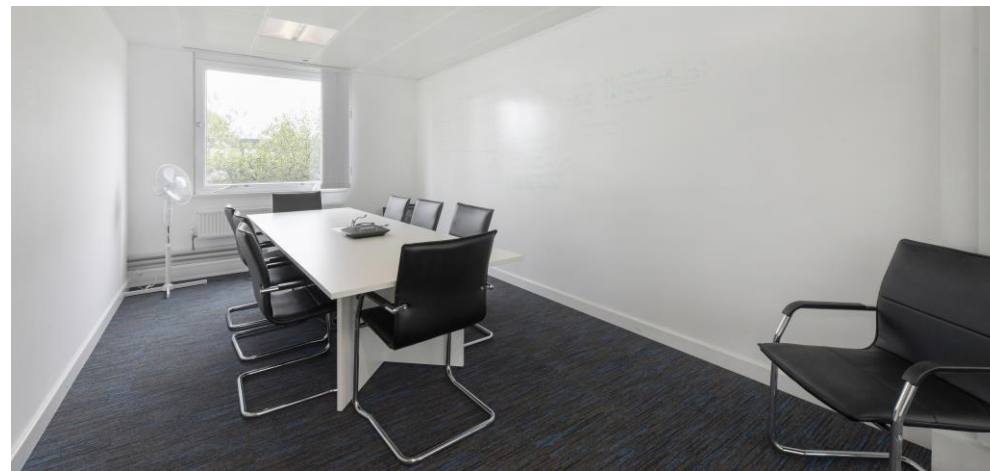
The Site

The site benefits from good on site car parking and occupiers will have use of the newly refurbished campus restaurant/café facility and conference suite (chargeable when used). In addition there are a number of large outdoor green break out spaces for use by tenants.

The Property

The suite sits within Derwent House and provides brand new office space comprising open plan accommodation with meeting rooms. In addition the office comes fully furnished with brand new office furniture. There are shared WC facilities and the tenants will have access to recently refurbished onsite restaurant/café and conference facilities. The specification includes:-

- Suspended ceilings with integral lighting
- Perimeter trunking with CAT 6 cabling
- Open plate floor plate
- DDA compliant
- Integral kitchen
- 24 hour security



Viewing and Further Information

For further details of availability and to arrange a viewing please contact joint agents:-



Andrew Ellis
0113 221 6040
andrew.ellis@sw.co.uk

Henry Tyrrell
0113 221 6151
henry.tyrrell@sw.co.uk



Darran Severn
01332 224 854
darran@fhp.co.uk

Tim Richardson
01332 224 857
timr@fhp.co.uk