



Burton House Business Centre, Burton Road, Derby, DE1 1TJ

High quality office accommodation within a multi-let office building.

Well located in a sought-after area on the outskirts of the City of Derby,
and the Outer Ring Road system.

Suite 2 available at 168 sq. ft.

Suite 4 available at 140 sq. ft.

Suite 5 available at 237 sq. ft.

**TO LET FROM £150 per month,
to include heating, electric & water**

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LOCATION

The premises are superbly located on Burton Road, on the corner of Lime Avenue, close to the junction with the Derby inner ring road (Mercian Way/Lara Croft Way), allowing easy access to Derby City Centre, the outer ring road, and onwards to the A38 and A50.

DESCRIPTION

The offices are located within an attractive period property of white rendered elevations under a pitched tiled roof. The offices are nicely appointed with many period features, and have the benefit of shared WC and kitchenette facilities.

ACCOMMODATION/FLOOR AREAS

The specific accommodation arrangements are as follows: -

Suite 2	168 sq. ft. (approx.)
Suite 4	140 sq. ft. (approx.)
Suite 5	237 sq. ft. (approx.)

LEASE TERMS

The office suites currently available, are on the following terms: -

Suite 2	£250 pcm
Suite 4	£150 pcm (no parking)
Suite 5	£350 pcm

The suites are available on 6 or 12-month rolling agreements, with the first month rent-free, and include all utilities.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC's for the relevant suites have been requested.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated, are exclusive of VAT.

SERVICES

We understand that mains electricity, water and drainage are connected to the property. Please note that no tests of the services have been carried out, and no warranties are implied or given.

BUSINESS RATES

The suites are to be separately assessed, and will likely qualify for Small Business Relief. Further details can be obtained from the Agents.

COSTS

There is an additional cost to the incoming tenant for the application processing fee, at £200 plus VAT.

VIEWINGS

Strictly by prior arrangement through the Sole Agents: -
Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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