



Block 4, Bradgate Park View, Derby, Derbyshire DE73 5UH

New Office HQ

- ▶ **Prominent position overlooking A50**
- ▶ **Situated at entrance to Infinity Park Way**
- ▶ **7,500 sq ft (696.8 sq m) - 15,000 sq ft (1,393.5 sq ft)**
- ▶ **Located approximately 5 miles to the south of Derby City centre**

For enquiries and viewings please contact:



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Location

Bradgate Park View is conveniently located approximately 5 miles to the south of Derby City centre, on an extremely prominent position overlooking the roundabout junction with the A50.

Derby is a thriving city, home to a number of iconic global brands including Rolls Royce, Bombardier and Toyota.

The scheme is located at the entrance to Infinity Park Way, servicing an exciting new 250 acre mixed commercial and technology development and close to the main Rolls Royce Aerospace campus.

Description

High quality office building of a steel portal frame construction with brick and block cavity elevations beneath a pitched tile roof.

Arranged over four floors with ground floor providing entrance lobby and undercroft parking and three upper floors each of 2,500 sq ft of open plan office accommodation.

The specification includes suspended ceiling with inset LED Lighting, air conditioning, raised access floors, anti-static floor tiles in choice of colours, tea/coffee station and w.c.'s upper floors and, 8 person lift.

Accommodation

	Sq M	Sq Ft
Total	1,393.5	15,000

(Measurements are quoted on a Net Internal basis, in accordance with the RICS Property Measurement 8th Edition)

Planning

A draft epc certificate that has been produced shows a rating of A25. A final EPC report will be available on or before practical completion of the building.

Tenure

The premises are available by way of a new full repairing and insuring lease for a minimum term of 10 years.

Alternatively the property is available to purchase by way of a new 999 year lease.

Price

The premises are available to rent for £120,000 Per Annum exclusive. Purchase price: £1,300,000 exclusive.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 22-Jan-2018



