

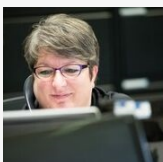


**Ashtree Lodge and Woodlands Lodge, 105-111 Uttoxeter New Road, Derby, Derbyshire DE22 3NL**

## **INVESTMENT**

- ▶ **Office investment**
- ▶ **Two attractive office buildings on site of 0.928 acres**
- ▶ **Excellent on-site parking**
- ▶ **Close to inner ring road and city centre**

For enquiries and viewings please contact:



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## Location

Ashtree Lodge and Woodlands Lodge are set within attractive grounds fronting Utttoxeter New Road and are positioned within close proximity to the inner ring road, providing excellent access to the A38/A52/A6 network.

## Description

Ashtree and Woodlands Lodge each comprise a self-contained two-storey Victorian office building of traditional brick construction under a pitched tiled roof.

The buildings are set within a site of some 0.9283 acres as calculated via OS Promap and have an excellent on-site parking provision for 34 vehicles although this provision could be improved.

## Accommodation

	Sq M	Sq Ft
Ashtree Lodge	247.1	2,660
Woodlands Lodge	538.4	5,795
<b>Total</b>	<b>785.5</b>	<b>8,455</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

## Planning

We understand the premises currently have Class B1 Office use under the Use Classes Order 1987. Enquiries should be directed to the local planning department on 01332 640795.

## Tenure

The properties are available freehold subject to the existing tenancies:-

Ashtree Lodge - let to Trent Psychological Therapy Services Ltd for a term of 12 years expiring on the 2nd March 2027 subject to three yearly tenant break options at a passing rental of £29,500 pax.

Woodlands Lodge - let to Trent Psychological Therapy Services Ltd for a term of 12 years expiring on the 2nd March 2027 subject to three yearly tenant break options at a passing rental of £56,079 pax.

Full tenancy details available on request.

## Price

Freehold guide £950,000

## VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

## EPC

Ashtree Lodge has D rated EPC and Woodlands Lodge has E rated

## 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.

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