

 **Rigby & Co**
commercial property

01332 203377
www.rigbyandco.com

- ❖ **Modern high quality 3rd floor offices with 7 on-site car park spaces**
- ❖ **1,719 sq ft (160 sq m) with very impressive internal and external specification and a rent that is VAT free**
- ❖ **Very accessible and mobile location, adjacent to junction to A50 with spectacular open countryside perspective**

3rd Floor Bezant House, Bradgate Park View, Chellaston, Derby



The offices are positioned within a prestigious new development offering a very high specification in a superb location.

Bezant House is adjacent to the A50 providing rapid linkage with the M1 via Junction 24 and the A38 and in turn M42. The nearby Chellaston District Centre provides a wide range of facilities in an area soon to be enhanced further in the creation of the Chellaston Business Park – Derby's new flagship employment project.

A particularly striking feature is the open countryside view and perspective from the 3rd Floor, thus offering an ideal combination between a highly accessible and mobile location but within a high quality environment.

Accommodation

Third Floor 1,719 sq ft (160 sq m)
7 car park spaces are designated within the car park

This newly build accommodation includes:

- ❖ Full air conditioning
- ❖ Full raised access floor (minimum 70mm void)
- ❖ Fully carpeted
- ❖ Security alarm
- ❖ Secure door entry system
- ❖ 8 person DDA compliant lift

Business Rates and Outgoings

We understand that the unit has not yet been assessed for non-domestic rates but the Agents are happy to provide estimates, although prospective tenants may be required to make their own enquiries of Derby City Council.

Tenure

The accommodation is available on a new flexible term FRI lease incorporating 3 yearly rent reviews.

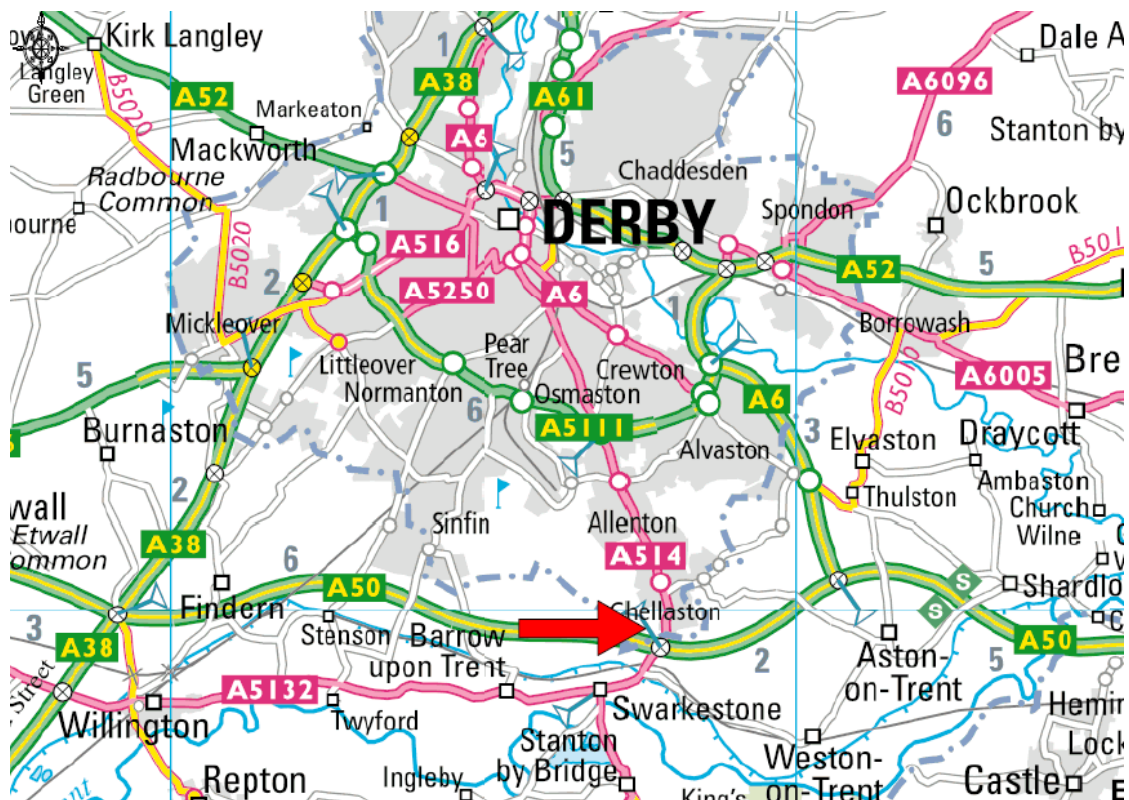
Rental/Outgoings

The commencing rental is £26,000 pax. A nominal service charge will be levied which will be low as it is a new building. NO VAT WILL BE CHARGED ON THE RENT.

Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

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