

- ❖ Modern high quality ground floor offices with on-site car parking
- ❖ 2,542 sq ft (236.2 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

## Ground 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.

## Accommodation

Ground Floor 2,542 sq ft (236.2 sq m)

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
- ❖ On-site car parking available

## 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 offices are available by way of a sub-lease – the current Lease extends until 7 January 2018. A range of lease lengths will be looked at and please contact the Letting Agent for more details.

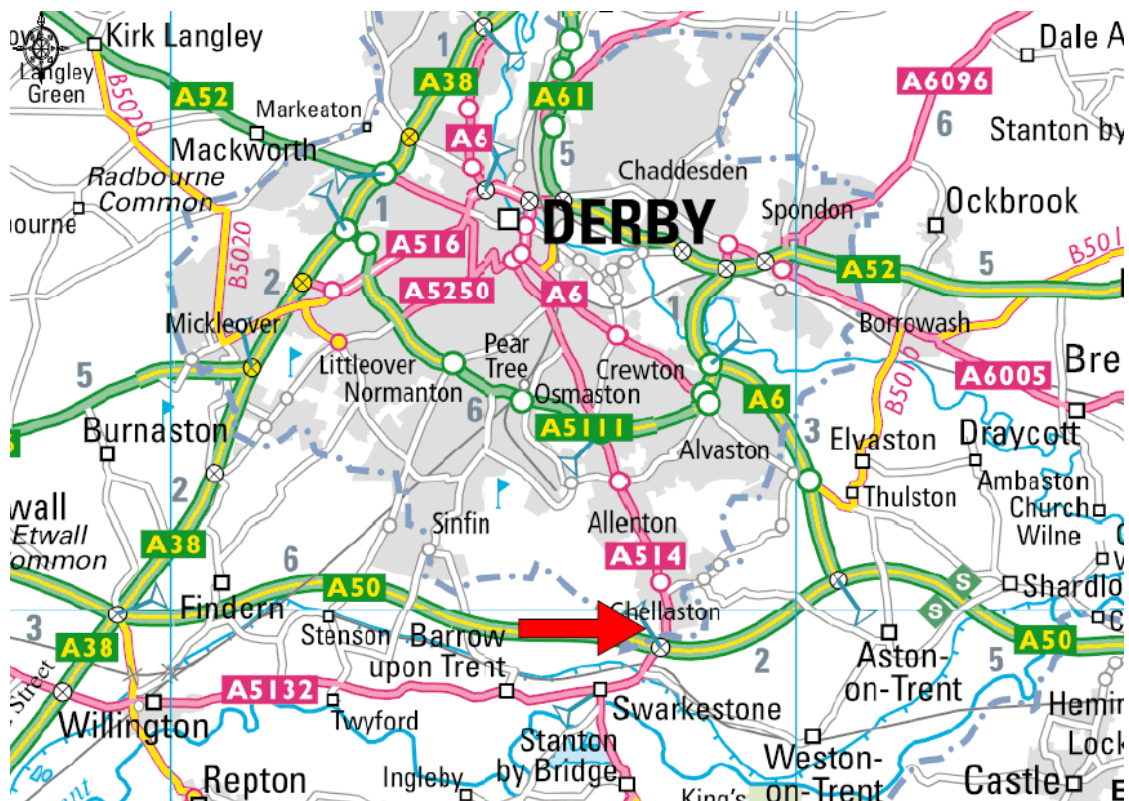
## Rental/Outgoings

Rent on application. 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:

Ben Wisher  
Tel: 01332 203377  
Mob: 07813 938759  
Email: [benwisher@rigbyandco.com](mailto:benwisher@rigbyandco.com)



6 Pride Point Drive, Pride Park, Derby, DE24 8BX.

Tel: 01332 203377

[www.rigbyandco.com](http://www.rigbyandco.com)

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