

- ❖ **Former educational and training facility on Burton Road in Derby, with good-sized car park**
- ❖ **Building extends to 6,121 sq ft (569.1 sq m) over two floors**
- ❖ **Suitable for a range of uses, including training, offices or laboratory**

Former Educational & Training Facility Burton Road/Whitaker Road, Derby



The building is a former educational and training facility, extending to 6,121 sq ft (569.1 sq m) on Burton Road in Derby. The building provides good quality and DDA compliance, accommodation suitable for a range of uses including training, education and office. Externally there is a good sized self-contained car park with around 20 spaces. Internally, the building is a mix of open-plan lecture room-type spaces, mixed with some smaller cellular accommodation. There are a number of kitchens and WCs throughout the building, as well as a lift to the first floor.

The building is located just off Burton Road, a busy arterial route linking the A38 with Derby City Centre. Burton Road has recently been made more accessible with the opening of the Inner Ring Road extension in the city, which links to the bottom of Burton Road in the City Centre.

The building forms part of a site called The Cedars. Part of the site will be subject to a planning application soon for residential development. The surrounding area is a popular residential part of the city, with the centre of Littleover village within close walking distance.

Accommodation

| | | |
|-------------------|--------------------|---------------------|
| Ground-floor: | 2,824 sq ft | (262.8sq m) |
| First-floor: | 3,297 sq ft | (306.3sq m) |
| Total NIA: | 6,121 sq ft | (569.1 sq m) |

Description



The property consists of a two-storey Commercial building completed in 1997. Externally the building benefits from a good-sized car park with spaces for around 20 vehicles. Internally the building has been finished to a modern specification, with the configuration being a mix of open-plan and cellular accommodation. The specification includes suspended ceilings with integrated lighting, Cat 5 cabling provided through perimeter dado trunking and WC/kitchen facilities situated on both floors. The building is also serviced by a lift providing access to the upper floor. The building can be directly accessed off Burton Road, giving it potential to be made self-contained from the rest of the site.

Planning

We understand that the building benefits from a D1 (non-residential Education and Training Centre) planning consent. We do believe that this building does have potential to be turned into office accommodation, subject to planning. Any interested parties are invited to make their own enquiries with the Derby City Council Planning Authority.



Sale Price

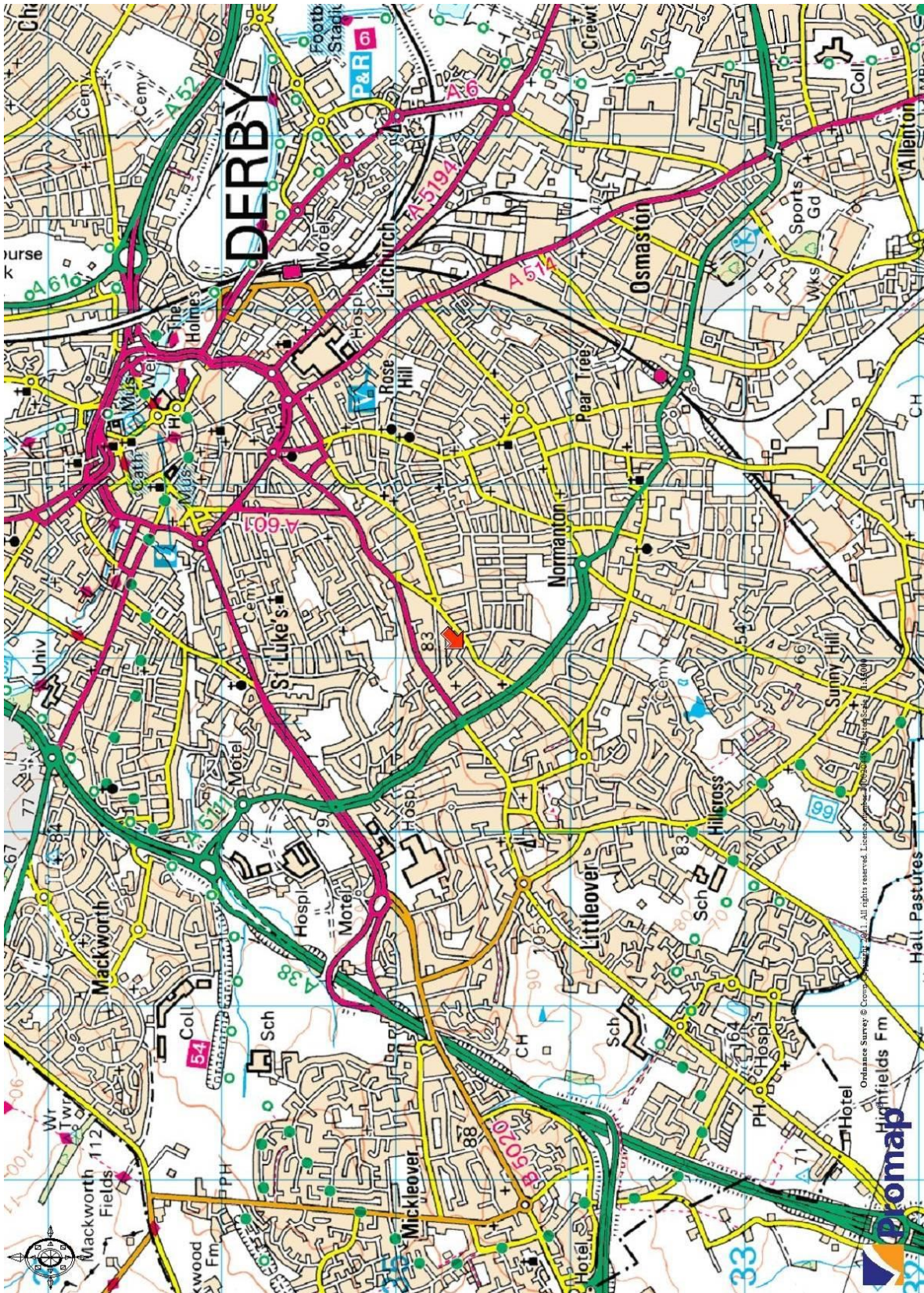
Price upon application

Contact Details

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

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