



To Let

Superb high quality refurbished offices with parking on an historic centre for engineering excellence.

RTC Business Park
London Road
Derby
DE24 8UP

High quality refurbished offices to Let

- 1,200 sq ft to 9,200 sq ft (111 m2 to 855 m2)
- Good car parking provision
- Edge of city centre location

The RTC Business Park comprises a number of multi-let office buildings within a friendly campus environment. It is situated just east of Derby City Centre and the railway station is only a 10 minute walk away.

The site benefits from a good car parking provision at no extra cost, 24 hour security and a newly refurbished restaurant / catering facility is available for all tenants. There is also a Facilities Management Team available to assist with any property and business needs that arise.

The site's owners have undertaken a further refurbishment to upgrade the Park's facilities and as a consequence there is now in the region of 9,200 sq ft

(855 m2) of high quality office accommodation available to let. This is available in suites from 1,200 sq ft (111 m2) with the following attributes:

- suspended ceilings
- attractive light fittings
- compartment perimeter trunking
- comfort cooling (in part)
- open plan flexible floor plate design
- DDA compliant
- Infrastructure for kitchen/refreshment centres
- parking included

Historically the site predominantly has attracted tenants from the engineering sector. Tenants currently on site include:

- Siemens
- Belcan Engineering Services UK
- University of Derby
- Hitachi
- Sperry Rail International
- Colas Rail
- Network Rail
- QuEST Global UK Engineering Support Group
- Loram UK Ltd
- Serco Ltd
- The University of Birmingham



These are stock library images and not a true representation of the space.





“ The RTC Business Park has an excellent on-site team who have served Network Rail and its predecessors extremely well over the years. ”

Network Rail Infrastructure Limited

Investing in RTC

RTC Business Park is one of the principal engineering employment centres in Derby with direct access to the A6 and is close to the railway station and city centre. The buildings sit in landscaped grounds. The owners, LCR, have invested further in RTC to create economic growth, sustainable employment and rebalance the economy.

The modernisation of RTC Business Park has already attracted new companies and allowed current tenants to expand their operations. The most recent refurbishments to office accommodation have focused on two buildings, Brunel House and Kelvin House:

Brunel House

The whole of the fifth floor has been transformed to create approximately 3,200 sq ft (297 m²) of high specification office space. The specification includes comfort cooling, LED lighting and carpeting as standard. This is the top floor of the building which benefits from far reaching views.

Kelvin House

The upper floors of the building have been refurbished, creating floor plates of approximately 6,000 sq ft (557 m²) of high quality office accommodation. Currently 1,851 sq ft (172 m²), part of the second floor, which is subdivided, is available.



Kelvin House

Second Floor

Total floor area c. 6,000 sq ft (557 m2)

Description

Kelvin House comprises a five-storey purpose-built office property. The accommodation is arranged around a central service core that includes an 8-person passenger lift and WC facilities. Currently a suite of 1,821 sq ft is available on the second floor with the following specification:

- suspended ceilings
- attractive light fittings
- perimeter trunking
- carpeting throughout
- double-glazed windows
- infrastructure for kitchen/refreshment areas
- recently refurbished reception
- 24/7 manned security
- free parking

Service Charge

A service charge is payable in order to receive site benefits such as 24 hour security, a Facilities Management Team, building maintenance, landscaping, cleaning of common parts and utilities. Electricity usage is metered.

Rates

The agents will be pleased to provide guidance on likely rates payable figures.

Terms

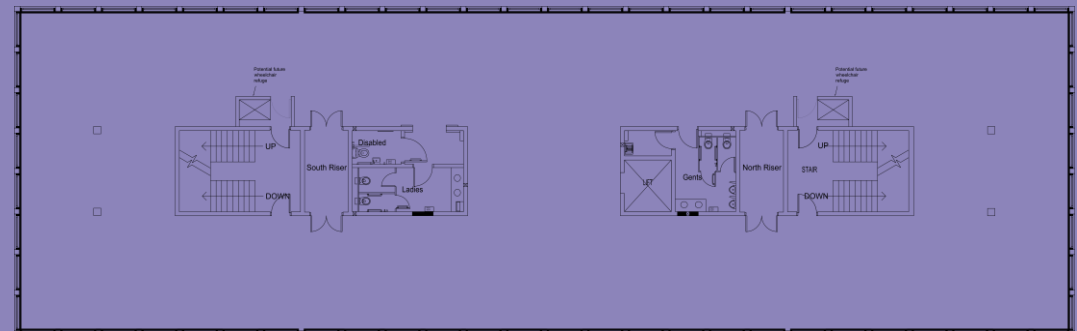
Suites are available by way of a new Effective Full Repairing and Insuring lease for a term to be agreed. Details of commencing rentals are available on application. Incentives may be available (subject to other terms).

Energy Performance Certificate

Available on request.



**Indicative image of space within building. Not of the actual floor available to let. Picture is of another floor in the same building.*



Kelvin House full floor plan

Brunel House

Fifth Floor

Total floor area c. 3,200 sq ft (297 m2)

Description

Brunel House is a five-storey purpose-built office block in the heart of the RTC fronting onto London Road. It benefits from a ground floor reception, and passenger lifts.

The fifth floor, with far reaching views, has been refurbished to a high specification, and the accommodation benefits from:

- suspended ceilings
- LED light fittings
- perimeter trunking
- carpeting throughout
- comfort cooling
- infrastructure for kitchen/ refreshment areas
- 24/7 manned security
- free parking

Service Charge

A service charge is payable in order to receive site benefits such as 24 hour security, a Facilities Management Team, building maintenance, landscaping, cleaning of common parts and utilities. Electricity usage is metered.

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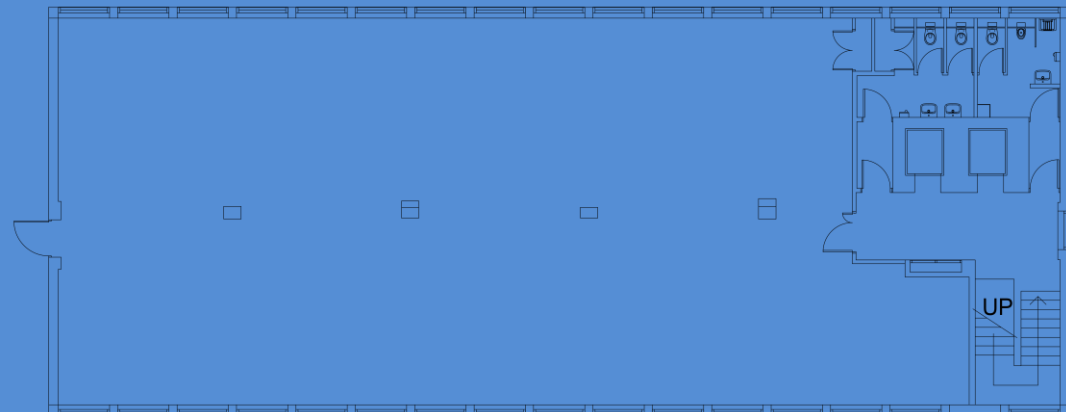
Terms

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Energy Certificate

Available on request.

Performance



Brunel House

Location

The RTC is prominently located off London Road (A6), approximately half a mile from the railway station and two-thirds of a mile from Derby City Centre. It is situated approximately five miles west of the M1 motorway (Junction 25) which is accessed via the main A52 dual-carriageway to Nottingham (16 miles). Other distances include:

Birmingham – 42 miles

London – 132 miles

Sheffield – 47 miles

Manchester – 83 miles

Viewing & Further Information

To arrange a viewing or for further information please contact:

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