DERBY COURT: INVESTMENT FOR SALE

19,460 SQ FT, HIGH QUALITY OFFICE BUILDING WITH 98 CAR PARKING SPACES

WHITE HORSE BUSINESS PARK TROWBRIDGE BA14 0XG
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B.P. ESTATES LIMITED
WHITE HORSE
BUSINESS PARK

DESCRIPTION & ACCOMMODATION

The accommodation of this two storey pavilion style building is arranged as two wings on each floor on either side of a spacious and well presented customer facing reception area. The offices are open plan and have been fitted out to a high specification with features to include the following:-

- Main Reception area with male/female and disabled WC's on both floors
- Four person passenger lift to upper floor.
- Heating/cooling system.
- Suspended ceilings with energy efficient LG7 lighting and PIR movement sensor controls.
- Fully accessible raised floors
- Two independent access points to each of the 4 wings.
- External lighting with CCTV coverage to both front and rear.

Outside there are 98 car parking spaces. The property occupies an attractive parkland setting with well maintained landscaped areas.

The property has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition), and the floor areas have been calculated as follows:-

Ground floor (east)	4865 sq ft (452 sq m)
Ground floor (west)	4865 sq ft (452 sq m)
First floor (whole floor)	9730 sq ft (904 sq m)
Total	19,460 sq ft (1808 sq m)

LAND TENURE

The property is held on a 999 year lease at a peppercorn rental. An Estate Service Charge is payable currently £6,772.48 plus VAT per annum.

LOCATION

Derby Court is located on the White Horse Business Park, Trowbridge widely established as the most important regional business park south of the M4.

The 65 acre park is home to a wide range of occupiers including LF Beauty, DTR VMS, Danone / Nutricia and The National Trust. The property occupies a prominent location which is clearly visible from the main A363 running through the centre of the Park.

PROPERTY INVESTMENT

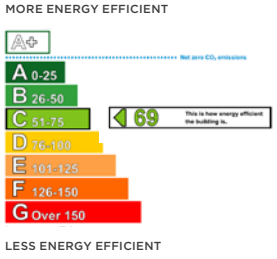
Derby Court comprises a two storey pavilion style building which is currently divided into 3 separate office suites and let on the following leases:

	Tenant	Term	Exp. Date	Rent
Ground Floor East Wing*	Virgin Care Services Ltd.	10 yrs	-/-/27	£55,000 p.a
Ground Floor West Wing**	Roger Bullivant Ltd.	10 yrs	31/01/26	£53,000 p.a.
First Floor East and West Wing	Atlas Genetics Ltd.	5 yrs	23/04/22	£105,000 p.a.
			Total rental Income:	£213,000 p.a.

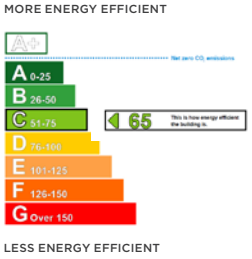
* This letting is in legal hands and includes a rent review and tenants options to break
** Rent review and tenant option to break 1st February 2021

ENERGY PERFORMANCE
ASSET RATING

Ground floor



Upper floor



Services – Mains drainage, water and electricity are connected.
Terms – For Sale - Offers in excess of £2,500,000
Rates – RV 2017 £189,750 per annum
VAT – All prices quoted are exclusive of VAT
Legal Costs – Each party to be responsible for their own legal costs.
Service Charge – A service charge is applicable to the building which includes the Estate Service Charge. The current service charge budget is £41,500 per annum plus VAT.

FURTHER INFORMATION:

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