



London Road,
Alvaston, Derby
DE24 8QP

O/I/R £275,000 Freehold



THIS IS A SINGLE STOREY OFFICE BUILDING WHICH IS APPROX. 2000 SQ.FT. IN SIZE AND HAS SECURE PARKING AT THE FRONT FOR UP TO 10 VEHICLES.

Being located at the head of a private drive, this detached office building provides an ideal headquarters office for a company or could be used for several different uses, subject to obtaining the necessary permissions. The property is currently occupied by a company who are relocating over the next few months and will therefore be sold with the benefit of vacant possession. The property is situated off a driveway which is close to the roundabout where Raynesway meets the A6 in the middle of Alvaston and is therefore very accessible to main roads and motorways which provide easy access to Derby, Nottingham and other East Midlands towns and cities.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of air conditioning/heating system with solar panels to the roof which helps to reduce the running costs of the building. The offices are entered through a front door on the right hand side into a reception area which has a door taking you into the main open plan office which currently has work stations for around 15 people and off this main open plan space there is a private office, a meeting room, kitchen/staff room with a store off, a rear hallway with access out to the rear of the building, three separate w.c.'s and there is a further w.c. off the meeting room where there is also a door leading out to the rear of the building. Parking is at the front of the property and this has enough space for up to 10 vehicles to be parked and there is secure fencing around the car park with a gate leading out to the drive taking you to the main road.

Being situated in the heart of Alvaston the property is close to a whole range of shops and fast food take-away restaurants and the road system including Raynesway which takes you to the A52 and in turn J25 of the M1, the A6 takes you to the A50 and the property is accessible to Derby and East Midlands Parkway stations and East Midlands Airport.



Front Door

Fully double glazed front door with a double glazed side panel leading into:

Reception Area

7'6 x 7'6 approx (2.29m x 2.29m approx)

Double glazed window to the side and an internal glazed window into the open plan office area and a door leading to:

Main Office

49'3 to 33' x 27'7 to 15'2 approx (15.01m to 10.06m x 8.41m to 4.62m approx)

The main open plan office area currently provides work stations for 15 people and has two double glazed windows with fitted blinds to the front and there is a further double glazed window with fitted blind to the side an air conditioning unit, doors leading to the meeting room, private office and kitchen, surface mounted lighting and wall mounted electric consumer units.

Meeting Room

21'5 to 16'5 x 11'2 approx (6.53m to 5.00m x 3.40m approx)

The meeting room has an air conditioning unit, recessed lighting and service mounted lighting to the ceiling and there is a full height opaque double glazed door leading out to the rear of the building.

Separate w.c.

Having a white low flush w.c. and a wall mounted hand basin.

Private Office

15'6 x 13' approx (4.72m x 3.96m approx)

Double glazed windows with fitted blinds to the front and side, air conditioning unit and surface mounted lights to the ceiling.

Kitchen/Staff Room

13'3 x 8'8 approx (4.04m x 2.64m approx)

The kitchen is fitted with a stainless steel sink having a mixer tap set in a work surface with cupboards and drawers beneath and a tiled splashback, upright shelved storage cupboard, two opaque double glazed windows with fitted blinds to the rear and a wall mounted fan heater.

Store Room

Having fitted shelving and lighting.

Comms Cupboard

Towards the main entrance area to the building there is a comms/storage cupboard which has air conditioning and shelving.

Rear Hall

Full height opaque double glazed door leading out to

the rear of the building and there is cloaks hanging in this area.

Disabled w.c.

8'7 x 4'6 approx (2.62m x 1.37m approx)

Having a white low flush w.c. and pedestal wash hand basin with a tiled splashback and mirror to the wall above, opaque double glazed window, extractor fan and wall mounted hand dryer.

Separate w.c.

5'2 x 4'5 approx (1.57m x 1.35m approx)

Having a white low flush w.c., pedestal wash hand basin with tiled splashback, wall mounted hand dryer, extractor fan and a mirror and towel rail to one wall.

Separate w.c.

5'6 x 3'7 approx (1.68m x 1.09m approx)

Having a white low flush w.c., wall mounted hand basin with a tiled splashback and mirror to the wall above, opaque double glazed window, extractor fan and a wall mounted hand dryer.

Outside

There is secure car parking at the front of the building for approx. 10 vehicles with fencing to the boundaries and a gate leading out to the lane which provides access from the main road. There is a slabbed pathway extending around the property and at the back of the building there is a bike store and fencing with natural screening to the rear boundary and a gate provides access to a car park at the rear of the building. There is outside lighting around the building and there is an EV charging point on the left hand side.

Directions

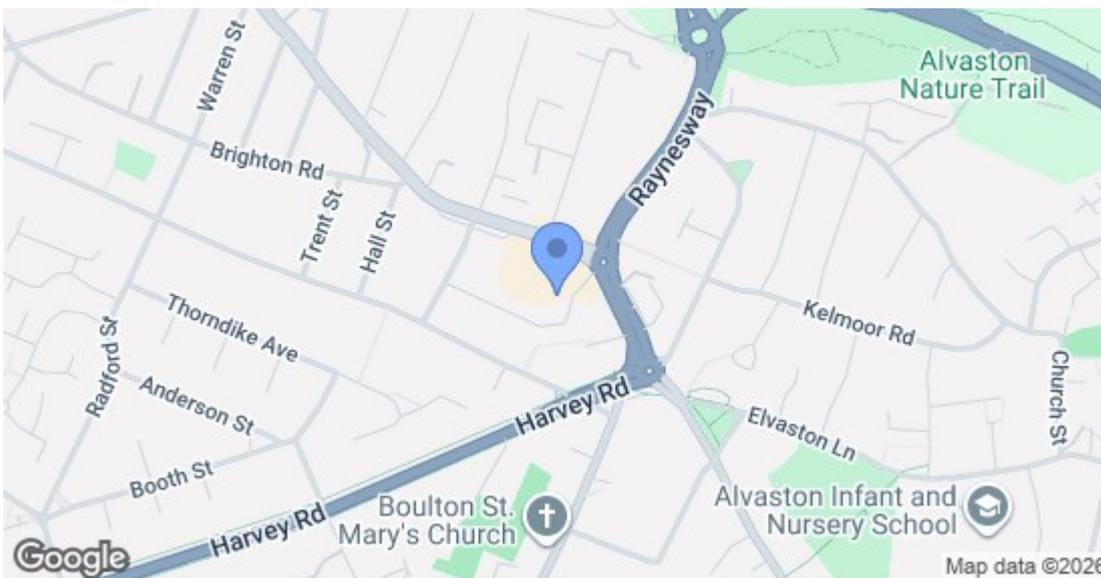
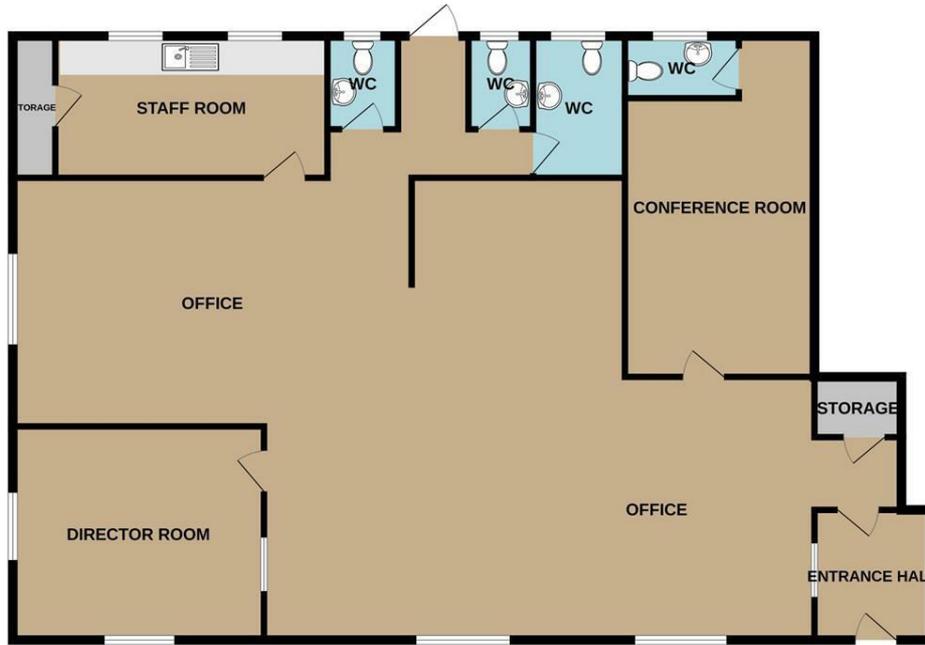
The building is accessed off the roundabout where Rainsway meets the A6 and is accessed via a drive opposite the golf garage which runs between Alvaston Kebabs and Kings Deserts.
8899AMMP

Agents Notes

There are 32 solar panels to the roof with two inverters which helps to reduce the energy cost for the building. There is also a Virgin broadband connection to the building.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.