

Meridian Court

18 Stanier Way, Wyvern Business Park, Derby,
DE21 6BF



2,070.7 sq.m. (22,288 sq.ft.)

101 parking spaces (ratio 1:221 sq.ft.)

Property Highlights

- Exceptional office HQ-style building
- 101 on-site parking spaces (ratio 1:221 sq.ft.) including undercroft parking
- Fully electric building
- Newly-redecorated reception area
- 2x passenger lifts
- Newly-carpeted raised access floors
- LED lighting
- 3-pipe VRF air conditioning
- Prime location for access to the A52, Pride Park and Derby City Centre

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Location

Meridian Court is located on The Wyvern Business Park near Derby City Centre. The park and adjacent Pride Park provide Derby's premier business locations with occupiers such as Rolls Royce, Geldards LLP, David Lloyd, Harvester, Travelodge, Synergy Health, Jobcentre Plus, DHU and First Source.

The Property is situated circa. 1.5 miles from Derby Train Station and 1.8 miles east of Derby City Centre. Wyvern Business Park is also serviced by several bus routes.

Description

Three storey office HQ building of steel portal frame construction under a pitched tiled roof and with powder coated double glazed aluminium framed windows.

The ground floor provides a newly redecorated large reception area, separate meeting room, two lifts to the upper floors with the remainder providing undercroft parking. The two upper floors offer a mix of open plan office accommodation with a range of partitioned meeting rooms and staff welfare areas.

The building is fitted to a high internal specification including newly carpeted raised access floors with three compartmental floor boxes, suspended ceilings with new LED lighting and 3-pipe VRF air conditioning.

There are 101 on-site parking spaces including 3 disabled access spaces and undercroft parking.



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Accommodation

Description	Sq M	Sq Ft
GF Reception	61.7	664
GF Office	33.4	360
1 st Flr Office	987.8	10,632
2 nd Flr Office	987.8	10,632
Total	2,070.7	22,288

Tenure

Available by way of a sale of the Freehold, or Leasehold under a new effective FRI lease.

Quoting Rent £375,000 pax or equivalent rate based on split.

EPC Rating

C(62)

Business Rates

Rateable Value (2023 list) - £205,000

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

Viewings

Strictly by appointment with joint-agents Cushman & Wakefield or Innes England.

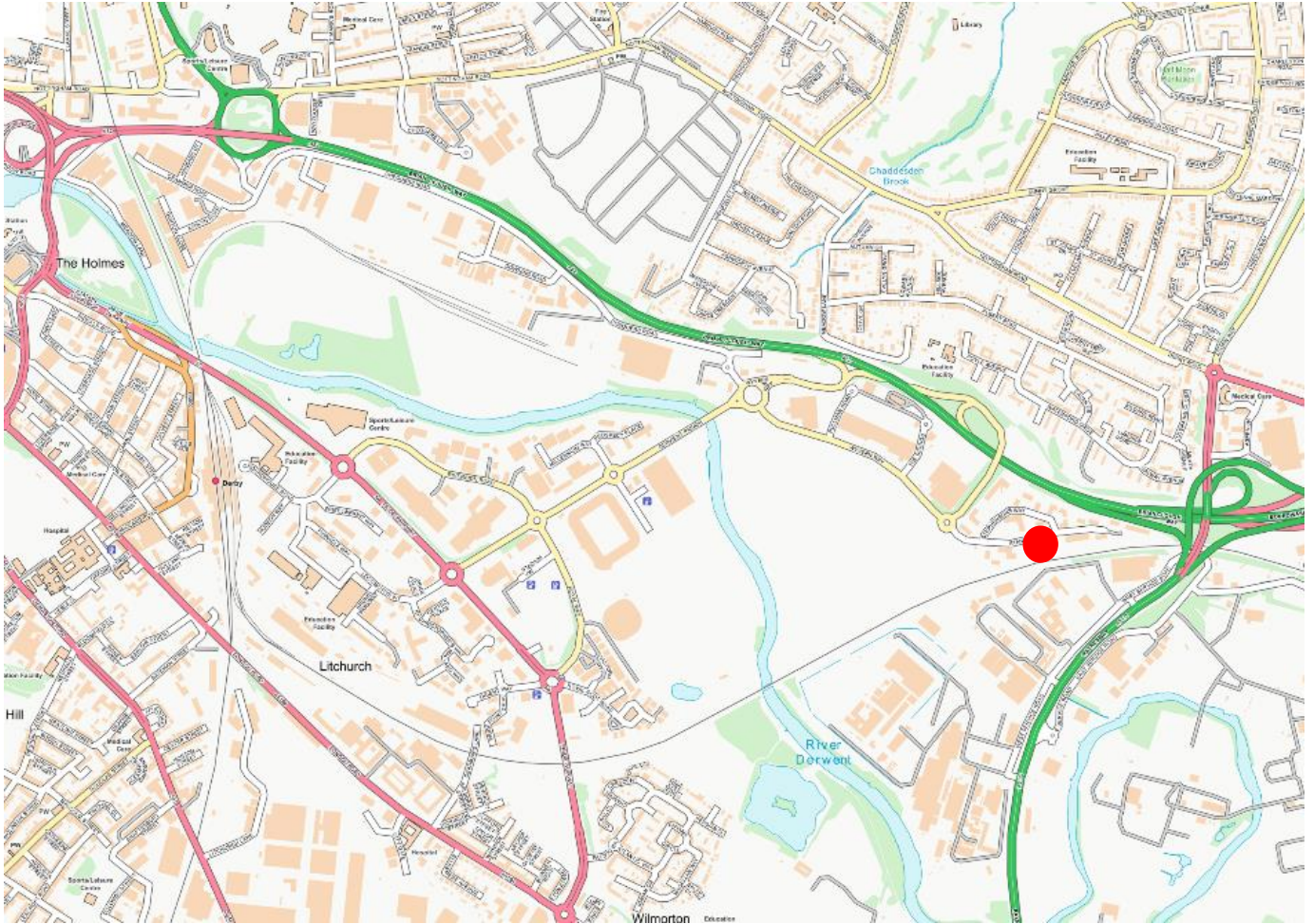


TO LET / FOR SALE

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ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Prepared March 2024

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