



Chartered Surveyors

Croft House

51 Ashbourne Road, Derby, DE22 3FS

Serviced Offices: £549 pcm
All Inclusive Rent



Ground Floor High Quality Office with On-Site Car Parking

- Located on a main arterial route
 - All inclusive rent
 - 24-hour access

Croft House, 51 Ashbourne Road, Derby, DE22 3FS

Location

Croft House is prominently located on Ashbourne Road, which forms a continuation of Friar Gate, on a main arterial route linking the City Centre, inner ring road and outer ring road junction at the Markeaton Island, providing easy access to the A38, A52 and M1.

Description

The property comprises of an attractive traditional red brick three storey building with a front gravelled car park surrounding the property, fitted with an automated system and an additional large car park to the rear for visitors plus additional parking if required.

The office is in a good location on the ground floor, next to the front door, with a large bay window facing Ashbourne Road.

The monthly rent includes:

- 24 hour access
- Water and business rates
- Heating and all electricity consumed
- Two full-time on site car parking spaces and ample spaces for visitors
- A high-tech entry system for visitors through the main door and the electric gates
- Building insurance and all property maintenance
- Communal areas cleaned and provided with all toiletries required
- Fire protection, CCTV covering the building and a monitored intruder alarm

Optional services available:

- Any additional full-time on site car parking spaces required at £29.00 pcm
- The building internet connections – both wireless and hard wired at £29.00 pcm, with a speed/bandwidth of 10 meg down and 2 meg upload

The only additional costs:

- Contents insurance for your office suite
- Cleaning of own office suite

Terms

Six month rolling agreements – there are no solicitors or legal costs involved.

All the prices quoted are subject to VAT.

Availability

Office 1 is on the ground floor and is available from September 2019.

Size Totalling 300 sq ft
Will accommodate 3-4 work stations

Rent **£549** per calendar month plus VAT

C/P Two car parking spaces included
Additional parking available at £29.00 per calendar month

Viewing

Strictly by prior appointment with Sole Agents Milner Commercial Chartered Surveyors.

Contact – Peter Milner
phm@milnercommercial.com
01332 734 734



Energy Performance Certificate

Non-Domestic Building



CROFT HOUSE
51, Ashbourne Road
DERBY
DE22 3FS

Certificate Reference Number:
0193-0797-6930-9590-8813

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 106 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m²):	303
Assessment Level:	3
Building emission rate (kgCO₂/m² per year):	83.03
Primary energy use (kWh/m² per year):	478.9

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
80	If typical of the existing stock

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