



# ALL INCLUSIVE OFFICES TO LET

with  
on- site car parking

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



Front elevation from Ashbourne Road – **automated** wrought iron gates



Additional car park at the rear



Front car park



Internal photographs of an office suite

**Location** **Croft House** is located on Ashbourne Road, which forms a continuation of Friar Gate, a main aerial route linking with the City Centre, inner ring road and the outer ring road junction at the Markeaton Island, providing easy access to the A38, A52, A6 and M1.

**Description** A three storey detached property, which has been fully been fully refurbished to a very high standard providing individual private offices, fitted with CAT II lighting and vertical blinds, with a gravelled car park around the property accessed through automated gates and an additional large car park at the rear.

*The monthly rents **include:-***

- 24 hour access
- All utilities and business rates
- Kitchen and toilet facilities on each floor
- Building insurance and all property maintenance
- Fire protection, CCTV and monitored intruder alarm
- The use of a large industrial shredder located on the ground floor
- Intercom entry system- *controlling the front door and the **automated** gates from the comfort of the office*
- Refuse collection and cleaning of the communal areas – *incl toiletries towels, washing-up liquid etc...*

**BUSINESS RATES**

Are **included** in the rent

**THE ONLY ADDITIONAL COSTS ARE:-**

- Contents insurance on your own office equipment
- Cleaning of your own office premises - there is a vacuum cleaner on site you are welcome to use

**OPTIONAL SERVICES AVAILABLE ARE:-**

- Hard wired Internet connection/s at **£39.00** p.cm.
- Additional on-site car parking spaces at **£39.00** per space p.c.m

**TERMS OF TENANCY**

Offices are available on a simple **six month** rolling agreement

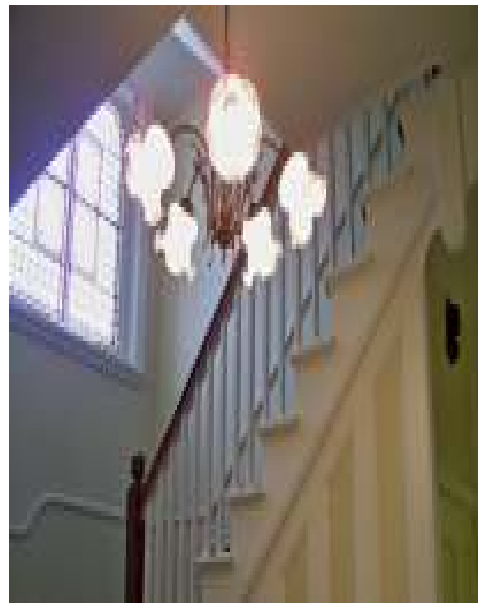
**VALUE ADDED TAX** - All the prices quoted are subject to VAT



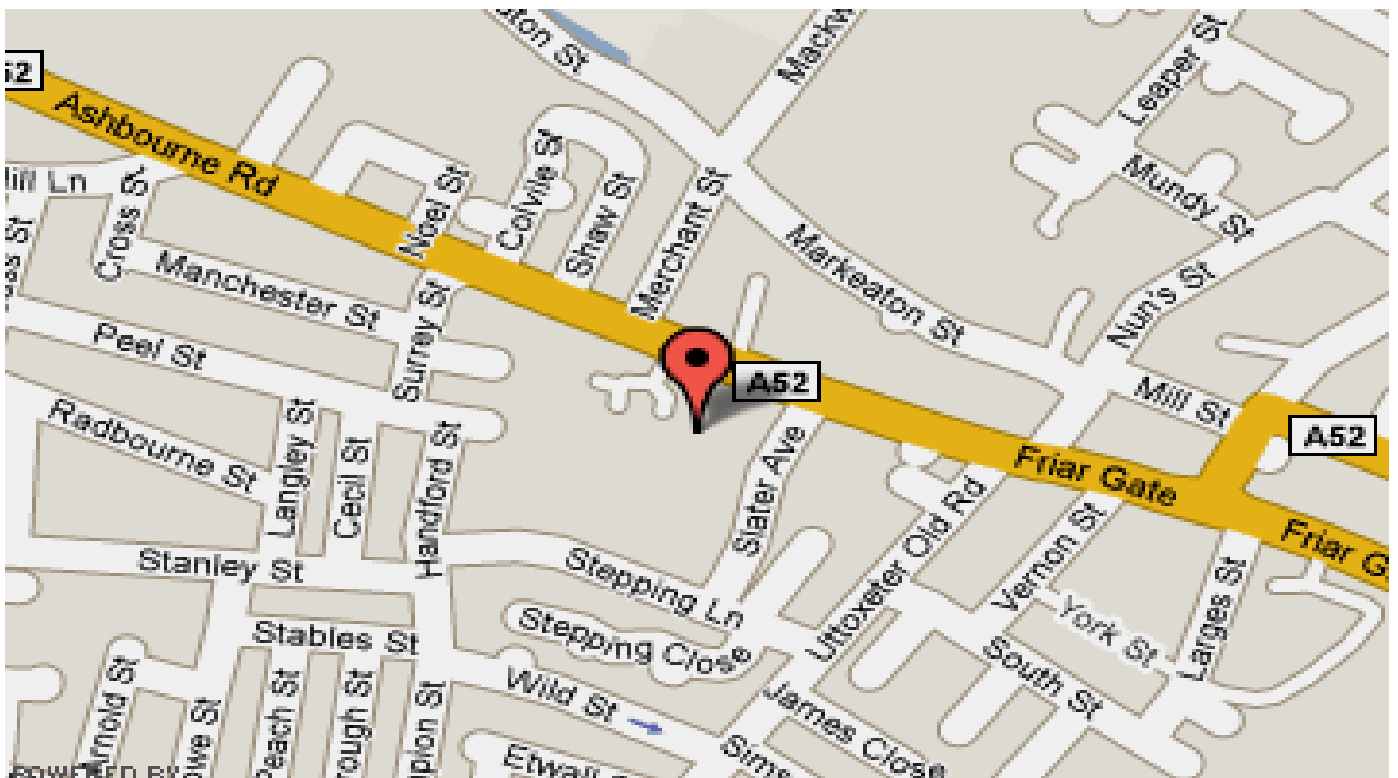
Rear car park



Side entrance through electric gates



Main staircase



For current availability please contact  
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