

OH OSPREY HOUSE

PEGASUS BUSINESS PARK,
CASTLE DONINGTON,
DERBY / NOTTINGHAM,
DE74 2TQ

DETACHED SELF CONTAINED GRADE A OFFICE BUILDING

- Established Business Park with excellent transport links
- Three storey headquarter offices
- Long leasehold available at £2.5m (under £100 psf)



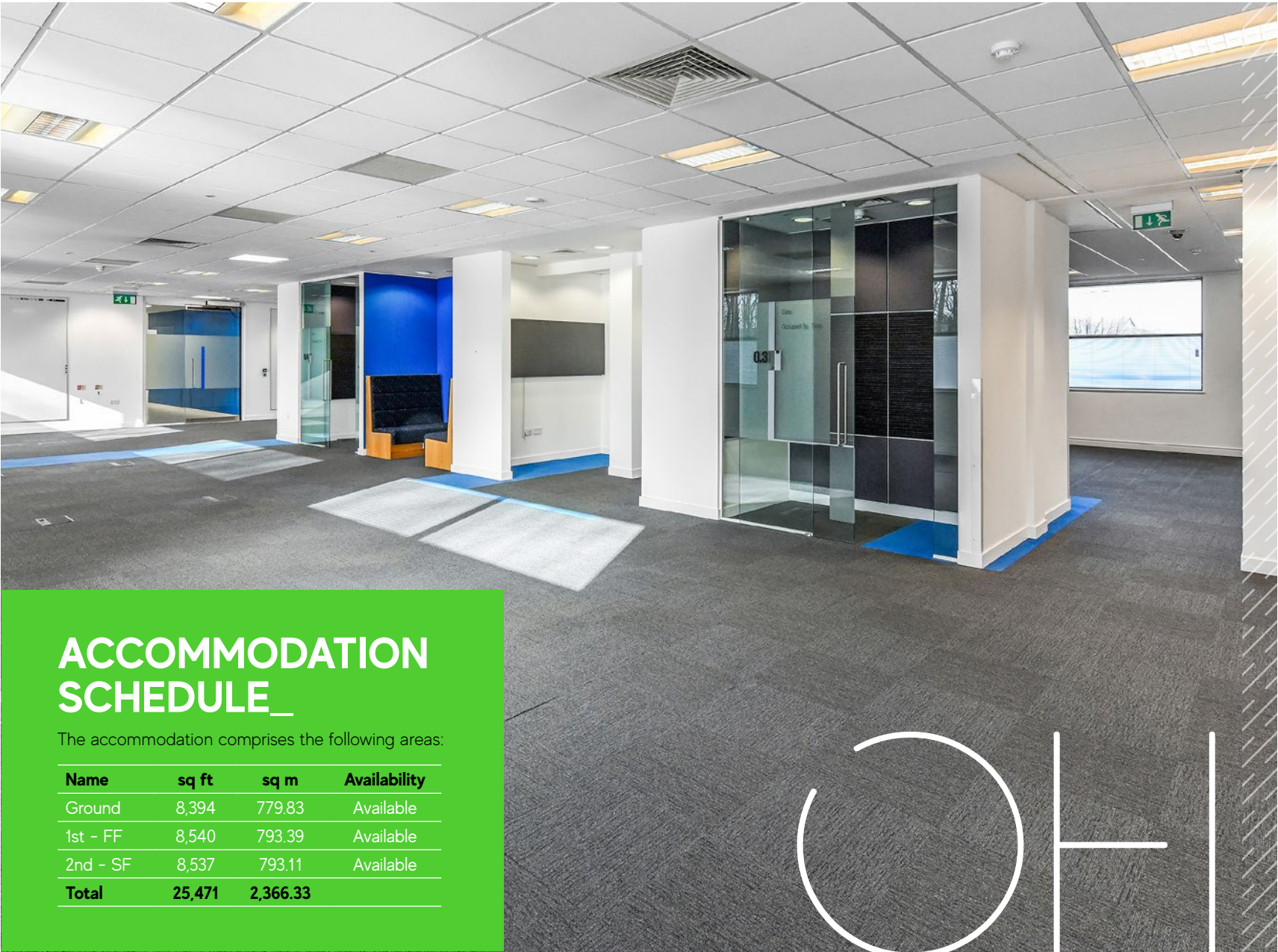
FOR SALE / TO LET

8,394 SQ FT TO 25,471 SQ FT

DESCRIPTION_

Osprey House is a detached and self contained Grade A three storey headquarters building situated on the well connected Pegasus Business Park, Castle Donnington, immediately adjacent to East Midlands Airport.

The building occupies a prominent position on Pegasus Business Park and is enjoyed by a wealth of occupiers including Western Power, PwC, Regus, PKF Cooper Parry and UPS. In addition to major office buildings within the vicinity, the Park benefits from 4 modern hotel developments including Premier Inn, Holiday Inn Express, Jurys Inn and Radisson Blu, delivering a range of coffee shops, restaurants and gym facilities.



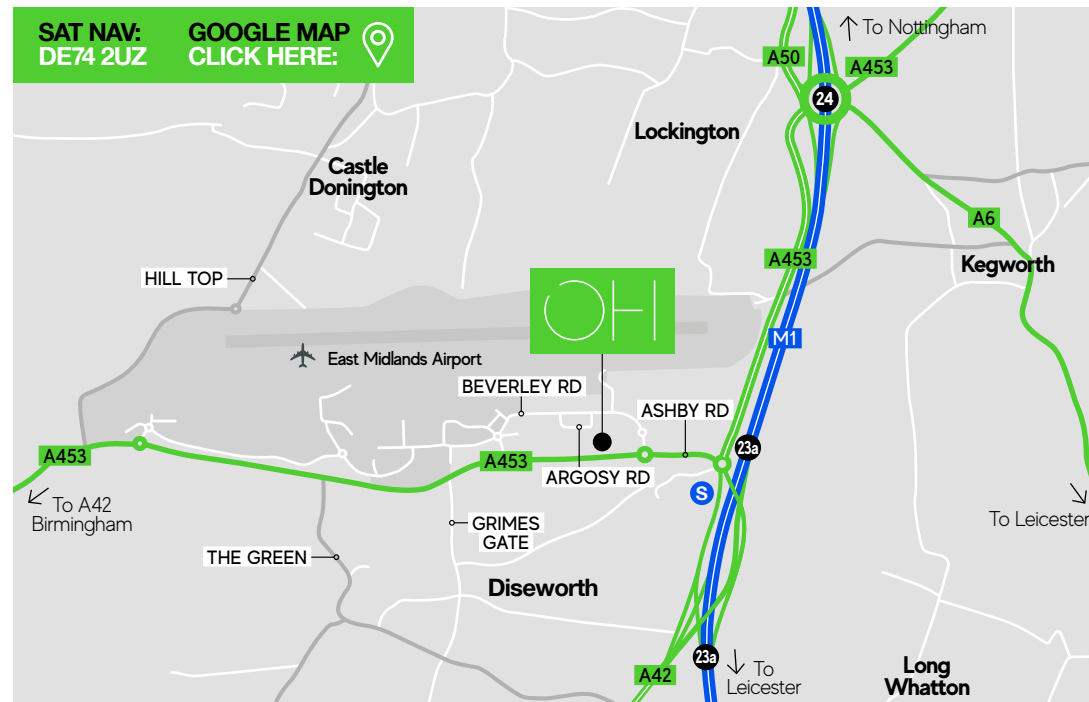
ACCOMMODATION SCHEDULE_

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	8,394	779.83	Available
1st - FF	8,540	793.39	Available
2nd - SF	8,537	793.11	Available
Total	25,471	2,366.33	

LOCATION_

The property is prominently located on Pegasus Business Park, only 0.25 miles from East Midlands Airport and immediately accessed from J23a, M1. The Castle Donington town centre is located just a few minutes drive away, south of the A50 trunk road midway between Junctions 23a and 24a of the M1 motorway. There are regular bus links to Derby, Nottingham and Leicester, and rail services available via East Midlands Parkway station, linking directly to London, all East Midlands cities and beyond, within a short drive from the Business Park.



SPECIFICATION_

The building benefits from a high specification to include the following:

-  Open plan office space with breakout areas and canteen
-  Feature reception area
-  Male and female WC's on each floor
-  Suspended ceilings with LG7 integral lighting
-  Air conditioning with fully raised floors and 2.75m floor to ceiling height
-  91 car parking spaces on site providing an excellent ratio of 1:277 sq ft.







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FOR SALE_

The long leasehold is available, a 125 year term from May 2006 at a peppercorn rent, for offers in the region of £2.5m.

TO LET_

Floor by floor and whole lettings will be considered on effective full repairing terms at a rent of £15.00 per sq ft.

EPC_

An EPC is available upon request.

BUSINESS RATES_

Rateable value (draft 2023): £375,000.

SERVICE CHARGE_

A service charge is levied for the upkeep, maintenance and management of estate common areas, further information is available upon request.



VIEWINGS_

Please contact the Joint Agents any additional information. Any viewings are to be strictly by arrangement with the joint agents.

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**ANDREW+
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