

**For Sale**  
**Investment Opportunity**  
**Let and Income Producing**

Oxford House, Stanier Way, Wyvern Business Park, Derby, DE21 6BF



- Very rare opportunity to acquire a freehold office building on Derby's highly sought after Wyvern Business Park on the A52, next to Sainsbury's and Boots, by way of an investment sale.
- Subject to existing lease to long established Estate Agents and Chartered Surveyors
- Potential future growth forecast in highly popular dedicated Office Park

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[raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

The Wyvern Business Park was built by developer William Davis of Loughborough as part of a comprehensive scheme which included the adjacent Wyvern Retail Park – home to many retail stores including Sainsbury's, Boots and Costco.

The Wyvern Business Park is an exclusive landscaped dedicated office park and extends to some 300,000 sq ft of offices built in phases, all roads and sewers are adopted and there is a 108 bedroomed Premier Inn hotel on site.

Occupiers include NatWest Bank, Assystem of France, Flat Iron and the Henry Schein Group, both of the USA, Motorpoint Head office, PDS Infrastructure Systems, Steris, a global healthcare equipment and services provider and a HM Government regional office

## The Property

Oxford House was built in 2003 as part of Phase 5 Wyvern Business Park which includes two other office buildings: Exeter House and Durham House.

The three owners control a Management Company which maintains the landscaping and common areas.

Oxford House is well presented, two storey, semi-detached office building with double glazed windows and external doors set in powder coated aluminium frames, gas fired central heating and comfort cooling.



## Accommodation

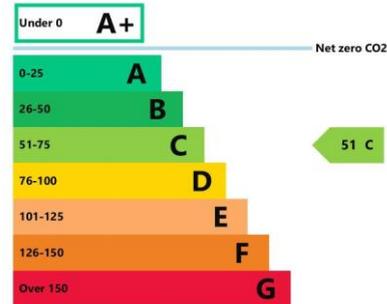
Gross Internal Area: 3,498 sq ft

Net Internal Area: 2,917 sq ft

Car Parking: 16 spaces

## Energy Performance Certificate

The premises have been assessed as follows:



A copy of the Energy Performance Certificate is available on application.



## Terms

The premises are let by way of a full repairing and insuring lease dated 21.09.2020 for a term of ten years expiring on 20.09.2030, with a break option on 20.09.2028, subject to six months advance notice and let to the personal partners of a long established Estate Agents and Chartered Surveyors practice, Boxall Brown & Jones.

## Floor Plans and Lease Documentation

Full details, plans and a copy lease are available from Raybould & Sons in respect of both Oxford House and the additional car parking.





### Current Passing Rent

£40,760 per annum exclusive

### Terms & Title

Oxford House is offered for sale freehold, subject to the existing lease

### Price

Offers around £530,000 – Subject to Contract

### Legal Costs

Each party to the transaction will bear their own legal costs.

### Viewing:

All viewings to be **strictly** by prior appointment through the selling agents, Raybould & Sons, whose office is also located on the Wyvern Business Park.

Contact: Trevor Raybould

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Email: [trevor@raybouldandsons.co.uk](mailto:trevor@raybouldandsons.co.uk)



Neighbours on the Wyvern Business Park.....



HM Government Regional Office



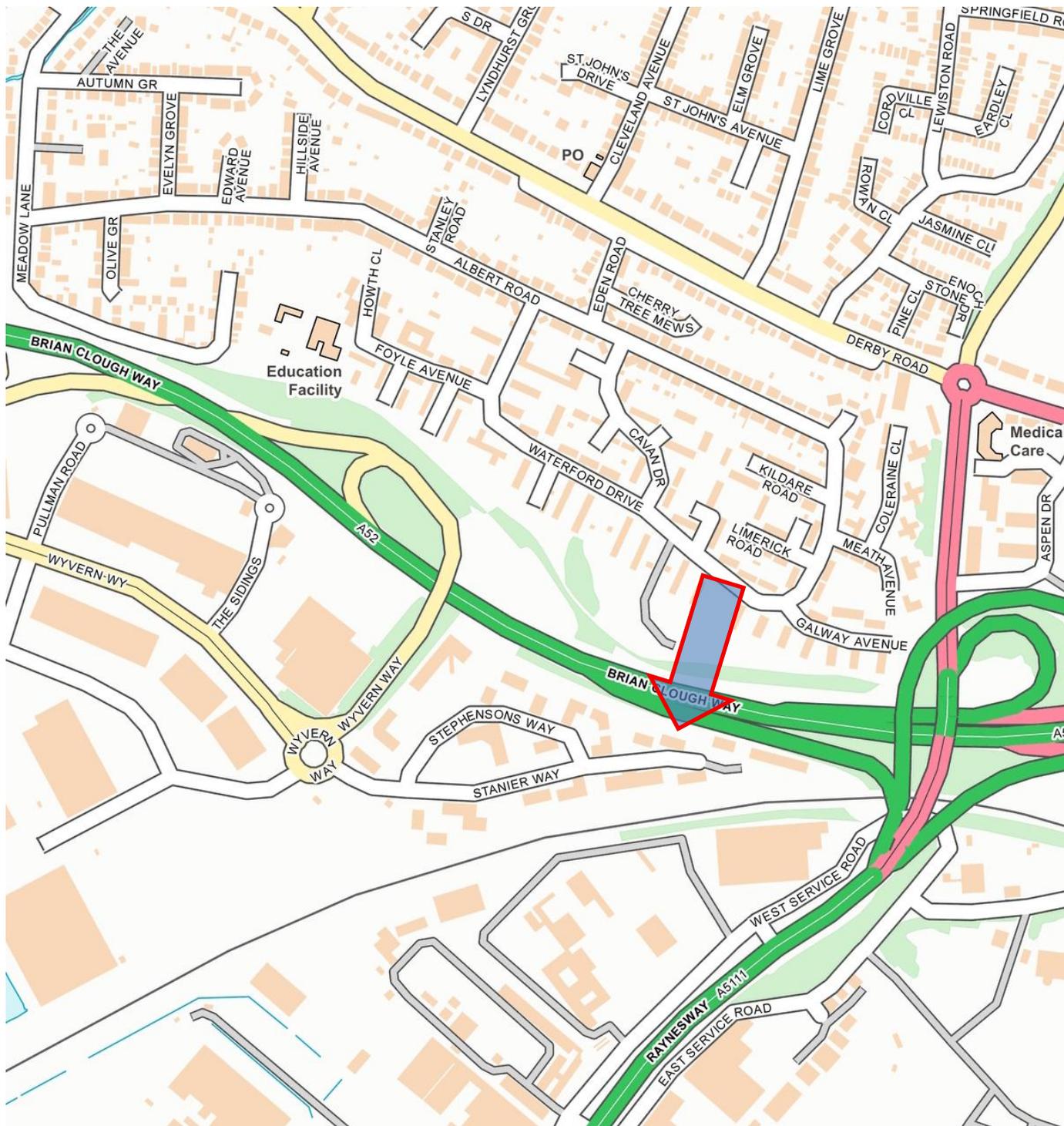
PDS Infrastructure Systems



Steris



NatWest Bank PLC



**Misrepresentation Act 1991**

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