



1**LOCKINGTON HALL MAIN STREET DERBY DE74 2RH**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 495 sq ft (46 sq m)
Grade: Second Hand
Sign Date: 06/05/2013
Days on market: 1501

Asking Rent: £4,950 at £10.00 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Mather Jamie
 Reg Pollock
 Tel :01509233433
 Fax :01509248900

Notes:

An undisclosed tenant has taken 495 sq ft (45.98 sq m) of office space on confidential terms. Mather Jamie acted on behalf of the landlord. Deal confirmed by Mather Jamie.

Amenities:

Reception, Storage Space

2**CHARLOTTE HOUSE WYVERN PARK CHADDESSEN DERBY DE21 6BF**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 3,000 sq ft (279 sq m)
Grade: Second Hand
Sign Date: 01/04/2013
Days on market: 378

Asking Rent: £33,000 at £11.00 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Trevor Raybould
 Tel :01332 295 555
Tenant: Derbyshire Health United Limited

Notes:

Derbyshire Health United Limited has taken 3,000 sq ft (278.7 sq m) of first floor office space from an undisclosed landlord on confidential terms. Raybould & Sons acted on behalf of the landlord. The quoting rent was £33,000 pa, equating to £11.00 psf (£118.4 psm). Information confirmed by Raybould & Sons.

Amenities:

1 Passenger Lift(s), 18 Car Parking Spaces, Air Conditioning, Conference Facilities, Disabled Facilities, Raised Floors

3
REDWING COURT UNITS 1-7 WILLOW FARM BUSINESS PARK BOUNDARY COURT DERBY DE74 2NN

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,684 sq ft (156 sq m)
Grade: New or Refurbished
Sign Date: 01/04/2013
Days on market: -

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Mather Jamie
 Alex Reid
 Tel :01509233433
 Fax :01509248900

Landlord Agent: DTZ
 Helen Longstaffe
 Tel :01159015111
 Fax :01159015152

Landlord Agent: FHP Property Consultants
 James Hartley
 Tel :01158411148

Landlord Agent: FHP Property Consultants
 Laura West
 Tel :01158411149

Notes:

An undisclosed tenant has taken 1,684 sq ft (156.44 sq m) of office space within Unit 5 from an undisclosed landlord on confidential terms. FHP Property Consultants acted on behalf of the landlord. Information confirmed by FHP Property Consultants.

Amenities:

54 Car Parking Spaces

4
BUILDING 87 DOVE ROAD EAST MIDLANDS INTERNATIONAL AIRPORT DERBY DE74 2SA

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 147 sq ft (14 sq m)
Grade: Second Hand
Sign Date: 19/03/2013
Days on market: -

Asking Rent: -
Achieved Rent: £3,528 at £24.00 psf
Rates: -
Rent Free Period: -
Lease End Date: 18/09/2013

Breaks: 18/04/2013, 18/05/2013, 18/06/2013, 18/07/2013, 18/08/2013
Reviews: -

Landlord Agent: East Midlands International Airport Limited
 Jason King
 Tel :01332852904

Tenant: Storm Aviation

Notes:

Storm Aviation Ltd has taken 147 sq ft (13.66 sq m) of ground-floor office space within units 0.3 from East Midlands International Airport Limited on a six month lease at £3,528 pa equating to £24.00 psf (£258.33 psm). Both East Midlands International Airport Limited and Storm Aviation Ltd were unrepresented. Achieved rent confirmed by Jason King at East Midlands International Airport Limited.

4**BUILDING 87 DOVE ROAD EAST MIDLANDS INTERNATIONAL AIRPORT DERBY DE74 2SA**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 699 sq ft (65 sq m)
Grade: Second Hand
Sign Date: 19/03/2013
Days on market: 175

Asking Rent: -
Achieved Rent: £16,797 at £24.03 psf
Rates: -
Rent Free Period: -
Lease End Date: 18/03/2016

Breaks: -
Reviews: -

Landlord Agent: East Midlands International Airport Limited
 Jason King
 Tel :01332852904

Tenant: Monarch Aircraft Engineering Ltd

Notes:
 Monarch Aircraft Engineering Ltd has taken 699 sq ft (64.94 sq m) of ground-floor office space within units 0.4, 0.5 and 0.6 from East Midlands International Airport Limited on a three-year lease at £16,800 pa, equating to £24.03 psf (£258.70 psm). Both East Midlands International Airport Limited and Monarch Aircraft Engineering Ltd were unrepresented. Achieved rent confirmed by Jason King at East Midlands International Airport Limited.

5**WOODLANDS LODGE 107 - 111 UTTOXETER NEW ROAD DERBY DE22 3NL**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 4,715 sq ft (438 sq m)
Grade: Second Hand
Sign Date: 18/03/2013
Days on market: 510

Asking Rent: £117,875 at £25.00 psf
Achieved Rent: £42,435 at £9.00 psf
Rates: -
Rent Free Period: -
Lease End Date: 17/03/2015

Breaks: -
Reviews: -

Landlord Agent: Victoria Properties (Derby) Ltd
 Steve Pinchbeck
 Tel :01332869202
 Fax :01332869201

Tenant: Trent PTS

Notes:
 Trent PTS has taken 4,715 sq ft (438 sq m) of ground-floor office space on a two-year lease at £42,435 pa, equating to £9.00 psf (£96.88psm). Victoria Properties acted on behalf of the landlord. Innes England acted on behalf of the tenant. Achieved rent confirmed by Steve Pinchbeck at Victoria Properties.

Amenities:
 20 Car Parking Spaces, Storage Space

6**45 FRIAR GATE DERBY DE1 1DA**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 694 sq ft (64 sq m)
Grade: Second Hand
Sign Date: 01/03/2013
Days on market: 808

Asking Rent: £6,003 at £8.65 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Tenant: Five Rivers Media

Notes:

Five Rivers Media has taken 694 sq ft (64 sq m) of second-floor office space from an undisclosed landlord on confidential terms. Innes England acted on behalf of the landlord. The quoting rent was £6,003 pa, equating to £8.65 psf (£93 psm). Achieved rent confirmed by Debbie Thompson at Innes England.

Amenities:

Car Parking, Storage Space

7**DERWENT BUSINESS CENTRE CLARKE STREET DERBY DE1 2BU**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 281 sq ft (26 sq m)
Grade: New or Refurbished
Sign Date: 01/03/2013
Days on market: 258

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: 29/02/2016

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: FHP Property Consultants
 George Dunicliff
 Tel :01332343222

Notes:

An undisclosed tenant has taken 281 sq ft (26 sq m) of industrial space from an undisclosed landlord on confidential terms. Innes England acted on behalf of (landlord). Deal confirmed by Debbie Thompson at Innes England.

Amenities:

1 Passenger Lift(s), 125 Car Parking Spaces, 24 Hour Access, Air Conditioning, Conference Facilities, Disabled Facilities, Reception, Restaurant

8**100 MANSFIELD ROAD DERBY DE1 3TT**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 2,415 sq ft (224 sq m)
Grade: Second Hand
Sign Date: 15/01/2013
Days on market: 550

Asking Rent: -
Achieved Rent: -
Rates: £28,086 (approx £11.63 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Tim Richardson
 Tel :01332362244
 Fax :01332360436

Notes:
 An undisclosed tenant has taken 2,415 sq ft (224 sq m) of first-floor office space from an undisclosed landlord on confidential terms. Innes England Ltd acted on behalf of the landlord. Deal confirmed by Debbie Thompson at Innes England Ltd.

Amenities:
 Air Conditioning, Car Parking, Category 2 Lighting, Raised Floors, Security Entry System

9**PROFILE HOUSE SIR FRANK WHITTLE ROAD DERBY DE21 4SS**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 1,498 sq ft (139 sq m)
Grade: Second Hand
Sign Date: 15/01/2013
Days on market: 333

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Notes:
 An undisclosed tenant has taken 1,498 sq ft (139 sq m) of second-floor office space from an undisclosed landlord on confidential terms. Innes England Ltd acted on behalf of the landlord. Deal confirmed by Debbie Thompson at Innes England Ltd.

Amenities:
 6 Car Parking Spaces

10**UNIT 1 DERWENT PARK 213 LONDON ROAD DERBY DE1 2SX**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 4,052 sq ft (376 sq m)
Grade: Second Hand
Sign Date: 14/01/2013
Days on market: 61

Asking Rent: £27,473 at £6.78 psf
Achieved Rent: -
Rates: £3
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Salloway Property Consultants
 Marc Ballard
 Tel :01332298000
 Fax :01332299799

Tenant: J Murphy & Sons Limited

Notes:

J Murphy & Sons Limited has taken 4,052 sq ft (376.43 sq m) of industrial space on a two-year lease at £27,500 pa, equating to £6.78 psf (£73.05 psm), subject to an option to break at the end of year one. Salloway Property Consultants acted on behalf of the landlord. Deal confirmed by Niki Marson at Salloway Consultants.

Amenities:

12 Car Parking Spaces, Category 2 Lighting, Raised Floors, Roller Shutters, Storage Space

11**MACRO HOUSE CASTLE LANE DERBY DE73 8DY**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 759 sq ft (71 sq m)
Grade: Second Hand
Sign Date: 01/01/2013
Days on market: 500

Asking Rent: £7,499 at £9.88 psf
Achieved Rent: £3,894 at £5.13 psf
Rates: £1,966 (approx £2.59 psf)
Rent Free Period: -
Lease End Date: 16/01/2016

Breaks: -
Reviews: -

Landlord Agent: STURGIS SNOW & ASTILL
 David Sturgis
 Tel :0116 2 555 999

Tenant: Smooth Drinks Company

Notes:

Smooth Drinks Company has taken 759 sq ft (70.51 sq m) of industrial space on a three-year lease at £3,900 pa. Sturgis, Snow and Astill acted on behalf of the landlord. Achieved rent confirmed by Elaine Bates at Strugis, Snow and Astill.

Amenities:

Car Parking, Security System

12**1 NEW PARK PLACE DERBY DE24 8DZ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 855 sq ft (79 sq m)
Grade: Second Hand
Sign Date: 17/12/2012
Days on market: 1006

Asking Rent: £5,840 at £6.83 psf
Achieved Rent: £11,543 at £13.50 psf
Rates: -
Rent Free Period: 3 month(s)
Lease End Date: 16/12/2015

Breaks: 17/06/2014
Reviews: -

Landlord Agent: Innes England Ltd
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Salloway Property Consultants
 Stephen Salloway
 Tel :01332298000
 Fax :01332299799

Tenant: Health Management Limited

Notes:

Health Management Limited has taken 855 sq ft (79.42 sq m) of office space from Ark Capital Pension on a three-year lease at £11,947.50 pa, equating to £13.97 psf (£150.43 psm), subject to an option to break after eighteen months. Salloway Property Consultants acted on behalf of the landlord. Three months rent-free period was agreed. Achieved rent confirmed by Pam Lomas at Salloway Property Consultants.

Amenities:

Air Conditioning, Car Parking, Category 2 Lighting, Disabled Facilities, Raised Floors

13**3 PRIDE PLACE DERBY DE24 8QR**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 5,820 sq ft (541 sq m)
Grade: Second Hand
Sign Date: 13/12/2012
Days on market: 16

Asking Rent: -
Achieved Rent: -
Rates: £72,517 (approx £12.46 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Notes:

An undisclosed tenant has taken 5,820 sq ft (540 sq m) of ground and first-floor office space from an undisclosed landlord on confidential terms. Innes England Ltd acted on behalf of the landlord. Achieved rent confirmed by Debbie Thompson at Innes England Ltd.

Amenities:

19 Car Parking Spaces, Air Conditioning, Category 2 Lighting, Category 5 Lighting, Disabled Facilities, Raised Floors, Reception

4**BUILDING 87 DOVE ROAD EAST MIDLANDS INTERNATIONAL AIRPORT DERBY DE74 2SA**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 403 sq ft (37 sq m)
Grade: Second Hand
Sign Date: 03/12/2012
Days on market: -

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: 02/12/2015

Breaks: -
Reviews: -

Tenant: Apple Aviation Limited

Notes:

Apple Aviation have taken 403 sq ft (37.43 sq m) of office space on a three-year lease on confidential terms. Deal confirmed by Jason King at East Midlands International Airport.

14**THE CORNERSTONE 2 MARKET PLACE DERBY DE74 2EE**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,691 sq ft (157 sq m)
Grade: Second Hand
Sign Date: 30/11/2012
Days on market: 940

Asking Rent: £16,893 at £9.99 psf
Achieved Rent: -
Rates: £21,696 (approx £12.83 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Mather Jamie
 Alex Reid
 Tel :01509233433
 Fax :01509248900

Notes:

An undisclosed tenant has taken 1,691 sq ft (157 sq m) of office space within The Cornerstone on confidential term. Mather Jamie acted on behalf of the landlord. Deal confirmed by Carole Taylor at Mather Jamie.

Amenities:

9 Car Parking Spaces, Air Conditioning, Category 2 Lighting

4**BUILDING 87 DOVE ROAD EAST MIDLANDS INTERNATIONAL AIRPORT DERBY DE74 2SA**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 380 sq ft (35 sq m)
Grade: Second Hand
Sign Date: 19/11/2012
Days on market: -

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: 18/11/2015

Breaks: -
Reviews: -

Tenant: BMI

Notes:

BMI has taken 380 sq ft (35.30 sq m) of commercial space within Building 87 on confidential terms. Deal confirmed by Jason King at East Midlands International Airport.

15**LAWRENCE HOUSE 37 NORMANTON ROAD DERBY DE1 2GJ**

Use(s): Serviced Offices
Floor(s): 3
SF Leased: 278 sq ft (26 sq m)
Grade: Second Hand
Sign Date: 12/11/2012
Days on market: 1488

Asking Rent: £4,740 at £17.05 psf
Achieved Rent: -
Rates: £706 (approx £2.54 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: AWR Accountants
 Wahweed Rehman
 Tel :01332 340 050

Notes:

An undisclosed tenant has taken 278 sq ft of office 2nd floor office space from Wahweed Rehman on a confidential lease. AWR Accountants represented Wahweed Rehman. Deal confirmed by AWR Accountants.

Amenities:

Storage Space

16**STEP IN FAMILY CENTRE STEPPING LANE DERBY DE1 1GJ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 4,752 sq ft (441 sq m)
Grade: Second Hand
Sign Date: 11/11/2012
Days on market: 116

Asking Rent: £34,975 at £7.36 psf
Achieved Rent: -
Rates: £2,138 (approx £0.45 psf)
Rent Free Period: -
Lease End Date: 10/12/2017

Breaks: -
Reviews: -

Notes:

An undisclosed tenant has taken 4,752 sq ft of office space from a private landlord on a 5 year lease on confidential lease terms. BB&J acted on behalf of the landlord. The tenant was unrepresented. Deal confirmed by BB&J.

Amenities:

Car Parking

17**KELVIN HOUSE LONDON ROAD DERBY DE24 8UP**

Use(s): B1 Office/Business
Floor(s): 5
SF Leased: 2,350 sq ft (218 sq m)
Grade: Second Hand
Sign Date: 03/11/2012
Days on market: -

Asking Rent: £15,275 at £6.50 psf
Achieved Rent: £22,325 at £9.50 psf
Rates: -
Rent Free Period: -
Lease End Date: 02/12/2015

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Sanderson Weatherall LLP
 Luke Barrett
 Tel :0113 221 6043

Notes:

An undisclosed tenant has taken 1,630 sq ft (151 sq m) of third floor office space from an undisclosed landlord on a three year lease at £15,500 pa, equating to £9.50 psf (£102.35 sq m). Sanderson Weatherall acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £10,595 pa, equating to £6.50 psf (£69.96 psm). Details confirmed by Luke Barrett at Sanderson Weatherall.

Amenities:

1 Passenger Lift(s), Car Parking, Energy Performance Rating - D, Reception, Security System

18**IRONGATE HOUSE 10 IRON GATE DERBY DE1 3FJ**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 397 sq ft (37 sq m)
Grade: Second Hand
Sign Date: 01/11/2012
Days on market: 533

Asking Rent: £2,275 at £5.73 psf
Achieved Rent: £2,501 at £6.30 psf
Rates: £798 (approx £2.01 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Trevor Raybould
 Tel :01332 295 555
Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Notes:
 Total Savings Ltd has taken 397 sq ft of 2nd floor office accommodation from a private landlord, for an undisclosed lease term at £2,500 pa (£6.30 psf). Raybould & Sons acted on behalf of the landlord. Total Savings Ltd was unrepresented. Deal confirmed by Martin Langsdale at Raybould & Sons.

19**PEMBROKE HOUSE HERALD WAY DERBY DE74 2HN**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 10,450 sq ft (971 sq m)
Grade: New or Refurbished
Sign Date: 30/10/2012
Days on market: 543

Asking Rent: £146,300 at £14.00 psf
Achieved Rent: £159,363 at £15.25 psf
Rates: -
Rent Free Period: -
Lease End Date: 17/09/2016

Breaks: -
Reviews: -

Landlord Agent: Lambert Smith Hampton Ltd
 Phillip Quiggin
 Tel :01159766603
Landlord Agent: Lambert Smith Hampton Ltd
 Jenny Clarke
 Tel :01162045974
 Fax :01162555460
Landlord Agent: Lambert Smith Hampton Ltd
 Jane Taylor
 Tel :01162552694
 Fax :01162555460
Tenant: Miranda Technologies
Tenant Agent: Colliers International

Notes:
 Miranda Technologies has taken 10,450 sq ft (979.2 sq m) of first floor office space on assignment of a lease from Babcock Support Services Ltd, on a term to expire in September 2016 at a rent of £159,338 pa, equating to £15.25 psf. Lambert Smith Hampton acted on behalf of Babcock Support Services Ltd. Colliers acted on behalf of Miranda Technologies. No break option or rent review period was agreed. The rent free period is confidential. The landlord of the property is Harpin Ltd. Achieved rent confirmed by Jenny Clarke at Lambert Smith Hampton.

Amenities:
 Air Conditioning, Car Parking, Energy Performance Rating - F, Passenger Lift(s), Raised Floors, Reception

20**BEZANT HOUSE 3 BRADGATE PARK VIEW DERBY DE73 5UH**

Use(s): B1 Office/Business
Floor(s): 4
SF Leased: 1,560 sq ft (145 sq m)
Grade: Second Hand
Sign Date: 29/10/2012
Days on market: 468

Asking Rent: £23,603 at £15.13 psf
Achieved Rent: £10,249 at £6.57 psf
Rates: -
Rent Free Period: -
Lease End Date: 28/10/2017

Breaks: -
Reviews: -

Landlord Agent: A R ARGYLE
 Bevis Mackie
 Tel :01283538222
 Fax :01283564333

Landlord Agent: Salloway Property Consultants
 Stephen Salloway
 Tel :01332298000
 Fax :01332299799

Landlord Agent: Salloway Property Consultants
 Joe Skinner

Tenant: ADS Accountancy Ltd

Notes:

ADS Accountancy Ltd has taken 1,560 sq ft (145 sq m) of office space from an undisclosed landlord on a five -year lease at £10.250 pa, equating to £6.57 psf (£70 psm) in year one, rising to £20,500 pa, equating to £13.14 psf (£141 psm) in years two, three and four. Salloway Property Consultants acted on behalf of the landlord. Three months rent-free period was agreed. ADS Accountancy Ltd was unrepresented. The quoting rent was £15,000 pa, equating to £6.57 psf (£103 psm). Achieved rent confirmed by Niki Marson at Salloway Property Consultants.

Amenities:

1 Passenger Lift(s), Car Parking, Disabled Facilities, Security Entry System, Security System

21**TERMINAL BUILDING, BUILDING 6 DAKOTA ROAD DERBY DE74 2SA**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 250 sq ft (23 sq m)
Grade: Second Hand
Sign Date: 26/10/2012
Days on market: 590

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Notes:

An undisclosed tenant has taken 250 sq ft (23.25 sq m) of office space within on confidential terms. Deal confirmed by Jason King at East Midlands International Airport Limited.

Amenities:

Air Conditioning, Car Parking, Storage Space

21**TERMINAL BUILDING, BUILDING 6 DAKOTA ROAD DERBY DE74 2SA**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 382 sq ft (35 sq m)
Grade: Second Hand
Sign Date: 26/10/2012
Days on market: 590

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Notes:

An undisclosed tenant has taken 382 sq ft (35.48 sq m) of office space within Building 6 on confidential terms. Deal confirmed by Jason King at East Midlands International Airport Limited.

Amenities:

Air Conditioning, Car Parking, Storage Space

22**30 - 32 CURZON STREET DERBY DE1 1LL**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,606 sq ft (149 sq m)
Grade: Second Hand
Sign Date: 25/10/2012
Days on market: 406

Asking Rent: -
Achieved Rent: £16,991 at £10.58 psf
Rates: -
Rent Free Period: -
Lease End Date: 24/10/2022

Breaks: 24/10/2015, 24/10/2017
Reviews: 24/10/2017

Landlord Agent: Salloway Property Consultants
 Marc Ballard
 Tel :01332298000
 Fax :01332299799

Notes:

Mr Mohammed Afsar & Mr Shuiab Rehmat have taken 1,606 sq ft (149 sq m) of office space from an undisclosed landlord on a 10-year lease at £17,000 pa, equating to £10.58 psf (£114 psm), subject to a rent review in year five and an option to break in years three and five. Salloway Property Consultants acted on behalf of the landlord. Mr Mohammed Afsar & Mr Shuiab Rehmat was unrepresented. Achieved rent confirmed by Niki Marson at Salloway Property Consultants.

Amenities:

3 Car Parking Spaces, Skylight

23**5 MARKET PLACE DERBY DE1 3PY**

Use(s): B1 Office/Business
Floor(s): 6
SF Leased: 1,174 sq ft (109 sq m)
Grade: Second Hand
Sign Date: 02/10/2012
Days on market: 1757

Asking Rent: £7,643 at £6.51 psf
Achieved Rent: £6,598 at £5.62 psf
Rates: -
Rent Free Period: 6 month(s)
Lease End Date: 31/10/2017

Breaks: -
Reviews: -

Landlord Agent: Lambert Smith Hampton Ltd
 William Bradley
 Tel :01159766611

Tenant: Farsight Recruitment Ltd

Notes:

Farsight Recruitment Ltd has taken 1,174 sq ft of third floor office space from Mapeley on a new five-year lease at £6,600 pa, equating to £5.62 psf. Six months rent free period was agreed with a further 16 months at half rent. Lambert Smith Hampton Ltd acted on behalf of Mapeley. The quoting rent was £7,650 pa, equating to £6.52 psf. Rent achieved confirmed by Will Bradley at Lambert Smith Hampton Ltd.

Amenities:

1 Passenger Lift(s), 24 Hour Access, Storage Space

24**6A - 6B MARKET PLACE DERBY DE74 2EE**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 410 sq ft (38 sq m)
Grade: Second Hand
Sign Date: 01/10/2012
Days on market: -

Asking Rent: -
Achieved Rent: -
Rates: £1,238 (approx £3.02 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Mather Jamie
 Reg Pollock
 Tel :01509233433
 Fax :01509248900

Notes:

An undisclosed tenant has taken 410 sq ft (38.09 sq m) of first floor office space on confidential terms. Mather Jamie acted on behalf of the landlord. Deal confirmed by Carole Taylor at Mather Jamie.

Amenities:

Energy Performance Rating - D

25**31 BRUNEL PARKWAY DERBY DE24 8HR**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 4,303 sq ft (400 sq m)
Grade: New or Refurbished
Sign Date: 01/10/2012
Days on market: 817

Asking Rent: £65,018 at £15.11 psf
Achieved Rent: £49,958 at £11.61 psf
Rates: £28,142 (approx £6.54 psf)
Rent Free Period: 6 month(s)
Lease End Date: 30/09/2017

Breaks: -
Reviews: -

Landlord Agent: Salloway Property Consultants
 Marc Ballard
 Tel :01332298000
 Fax :01332299799

Landlord Agent: FHP PROPERTY CONSULTANTS
 George Dunicliff
 Tel :01332343222

Landlord Agent: NG CHARTERED SURVEYORS
 Richard Sutton
 Tel :01159588599
 Fax :01159580257

Landlord Agent: FHP PROPERTY CONSULTANTS
 James Hartley
 Tel :01158411148

Tenant: Carrington Carr Holdings

Notes:

Carrington Carr Holdings Ltd has taken 4,303 sq ft (400 sq m) of ground and first-floor office space from an undisclosed landlord on a five -year lease at £50,000 pa, equating to £11.61 psf (£125 psm) in years one, two and three, rising to £52,000 pa, equating to £12.08 psf (£ 130 psm) in years four and five. Salloway Property Consultants acted on behalf of the landlord. Carrington Carr Holdings Ltd was unrepresented. The quoting rent was £65,018 pa, equating to £15.11psf (£162 psm).

Amenities:

1 Passenger Lift(s), 14 Car Parking Spaces, Disabled Facilities, Reception

5**WOODLANDS LODGE 107 - 111 UTTOXETER NEW ROAD DERBY DE22 3NL**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 600 sq ft (56 sq m)
Sign Date: 17/09/2012
Days on market: -

Asking Rent: £15,000 at £25.00 psf
Achieved Rent: £15,000 at £25.00 psf
Rates: -
Rent Free Period: -
Lease End Date: 16/09/2015

Breaks: -
Reviews: -

Landlord Agent: Victoria Properties (Derby) Ltd
Tenant: DT Publications Ltd

Notes:

DT Publications Ltd has taken 600 sq ft of ground floor office space in suite 2/3 from Victoria Properties on a three year lease at £15,000 pa (£25 psf). Victoria Properties represented themselves. DT Publications Ltd was unrepresented. Deal confirmed by Victoria Publications Ltd.

26**21 ASHBOURNE ROAD DERBY DE22 3FQ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 139 sq ft (13 sq m)
Grade: Second Hand
Sign Date: 04/09/2012
Days on market: 69

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: 03/09/2015

Breaks: -
Reviews: -

Landlord Agent: Salloway Property Consultants
 Marc Ballard
 Tel :01332298000
 Fax :01332299799

Tenant: Irvings Solicitors

Notes:

Irvings Solicitors has taken 511 sq ft (47 sq m) of ground-floor office space from an undisclosed landlord on a three-year lease at £3,833 pa, equating to £8.99 psf (£81 psm), subject to an option to break in year two. Salloway Property Consultants acted on behalf of the landlord. Irvings Solicitors was unrepresented. The quoting rent was £8,426 pa, equating to £16.49 psf (£179 psm). Achieved rent confirmed by Niki Marson at Salloway Property Consultants.

Amenities:
 2 Car Parking Spaces, Security System

27**16 AGARD STREET DERBY DE1 1DZ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,451 sq ft (135 sq m)
Grade: Second Hand
Sign Date: 13/08/2012
Days on market: -

Asking Rent: £15,221 at £10.49 psf
Achieved Rent: -
Rates: £9,402 (approx £6.48 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Tim Richardson
 Tel :01332362244
 Fax :01332360436

Amenities:
 8 Car Parking Spaces, Roller Shutters, Storage Space

28**ST ANDREWS HOUSE 201 LONDON ROAD DERBY DE1 2TZ**

Use(s): B1 Office/Business
Floor(s): 4
SF Leased: 23,131 sq ft (2,149 sq m)
Grade: Second Hand
Sign Date: 11/08/2012
Days on market: 23

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: 08/11/2037

Breaks: -
Reviews: -

Landlord Agent: Harris Lamb Ltd
 Andrew Lamb
 Tel :01214559455
 Fax :01214556595

Tenant: Derbyshire NHS

Notes:

Derbyshire NHS has taken 23,131 sq ft (2,148 sq m) of office space on confidential terms. Harris Lamb Ltd acted on behalf of the landlord. Deal confirmed by Alice Harding at Harris Lamb Ltd..

Amenities:

2 Passenger Lift(s), 67 Car Parking Spaces

29**BATEMAN COURT BATEMAN STREET DERBY DE23 8JQ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,978 sq ft (184 sq m)
Grade: New or Refurbished
Sign Date: 02/08/2012
Days on market: 876

Asking Rent: £12,363 at £6.25 psf
Achieved Rent: £9,000 at £4.55 psf
Rates: -
Rent Free Period: -
Lease End Date: 31/08/2015

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Landlord Agent: Chartex
 Hugh Broadbent
 Tel :01773880012

Notes:

An undisclosed tenant has taken 1,978 sq ft (184 sq m) of ground-floor office space from an undisclosed landlord on a three-year lease at £9,000 pa, equating to £4.55 psf (£49 psm). Chartex acted on behalf of the landlord. The quoting rent was £12,362 pa, equating to £6.25 psf (£67 psm). Achieved rent confirmed by Hugh Broadbent at Chartex.

Amenities:

30 Car Parking Spaces, Category 2 Lighting

30**PENTAGON HOUSE SIR FRANK WHITTLE ROAD DERBY DE21 4XA**

Use(s): B1 Office/Business
Floor(s): 4
SF Leased: 20,000 sq ft (1,858 sq m)
Grade: New or Refurbished
Sign Date: 01/08/2012
Days on market: -

Asking Rent: -
Achieved Rent: -
Rates: £124,600 (approx £6.23 psf)
Rent Free Period: -
Lease End Date: 31/07/2022

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Tenant: Balfour Beatty Rail

Notes:

Balfour Beatty Rail has taken 20,000 sq ft (1,858 sq m) of office space from Loxton Developments on confidential terms. Innes England acted on behalf of Loxton Developments. Deal confirmed by Debbie Thompson at Innes England.

Amenities:

179 Car Parking Spaces, 2 Passenger Lift(s), Disabled Facilities, Raised Floors, Reception, Security System

31**56 - 57 FRIAR GATE DERBY DE1 1DF**

Use(s): B1 Office/Business
Floor(s): 4
SF Leased: 210 sq ft (20 sq m)
Grade: Second Hand
Sign Date: 01/08/2012
Days on market: 119

Asking Rent: £3,541 at £16.86 psf
Achieved Rent: £3,900 at £18.57 psf
Rates: -
Rent Free Period: -
Lease End Date: 31/07/2013

Breaks: -
Reviews: -

Notes:

An undisclosed tenant has taken 210 sq ft of second floor office space from an undisclosed landlord on a 12 month lease at £3,900 pa. BB&J acted on behalf of the landlord. The tenant was unrepresented. Deal confirmed by BB&J.

Amenities:

1 Car Parking Spaces, 24 Hour Access, Storage Space

32**19 ST CHRISTOPHERS WAY DERBY DE24 8JY**

Use(s): Serviced Offices
Floor(s): 2
SF Leased: 237 sq ft (22 sq m)
Grade: Second Hand
Sign Date: 01/08/2012
Days on market: 239

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Notes:

An undisclosed tenant has taken 237 sq ft of office space from an undisclosed landlord on a confidential lease. Milner Commercial initially acted on behalf of the landlord but were not party to the deal. Deal confirmed by Milner Commercial.

Amenities:

4 Car Parking Spaces, Conference Facilities, Reception

33**BOUNDARY COURT UNIT 4 WARKE FLATT DERBY DE74 2UD**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 4,542 sq ft (422 sq m)
Sign Date: 10/07/2012
Days on market: -

Asking Rent: £60,000 at £13.21 psf
Achieved Rent: £45,511 at £10.02 psf
Rates: -
Rent Free Period: 5 month(s)
Lease End Date: 09/07/2017

Breaks: 09/07/2015
Reviews: 09/07/2015

Landlord Agent: SGP Property & Facilities Management Ltd
Tenant: Plant and Consumable Services Limited

Notes:

Plant and Consumable Services Limited (PACS) has taken 4,542 sq ft (421.96 sq m) of ground and first floor office space from Pertemps Limited on a five year lease at £45,500 pa, equating to £10.02 psf (£107.86 psm), subject to a rent review and a tenant option to break after the third year, with a three month penalty incurred if the break is exercised. SGP Property & Facilities Management Ltd acted on behalf of Pertemps Limited. A rent-free period until 1st December 2012 was agreed. Plant and Consumable Services Limited (PACS) were unrepresented. The quoting rent was £60,000 pa, equating to £13.21 psf (£142.19 psm). Achieved rent confirmed by Will Moss at SGP Property & Facilities Management Ltd.

34**MILLDALE HOUSE UNIT 18 PRIME ENTERPRISE PARK PRIME PARK WAY DERBY DE1 3QB**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,397 sq ft (130 sq m)
Grade: Second Hand
Sign Date: 10/07/2012
Days on market: 273

Asking Rent: £13,998 at £10.02 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: 08/08/2017

Breaks: -
Reviews: -

Landlord Agent: David Brown Commercial
 Simon Johal
 Tel :01332200232
 Fax :01332200231

Notes:

An undisclosed tenant has taken 1,397 sq ft (130 sq m) of ground-floor office space from an undisclosed landlord confidential terms. David Brown Commercial acted on behalf of the landlord. Achieved rent confirmed by Angelina Jennings at David Brown Commercial.

Amenities:

6 Car Parking Spaces, Category 2 Lighting, Security System

35**32 FRIAR GATE DERBY DE1 1DA**

Use(s): Serviced Offices
Floor(s): 3
SF Leased: 571 sq ft (53 sq m)
Grade: Second Hand
Sign Date: 09/07/2012
Days on market: 573

Asking Rent: £3,900 at £6.83 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Notes:

An undisclosed tenant has taken 571 sq ft (53 sq m) of office space from an undisclosed landlord on confidential terms. David Brown Commercial acted on behalf of the landlord. Deal confirmed by Angelina Jennings at David Brown Commercial .

Amenities:

24 Hour Access, Reception

36**3 CHARNWOOD STREET DERBY DE1 2GY**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 1,894 sq ft (176 sq m)
Grade: Second Hand
Sign Date: 07/07/2012
Days on market: 232

Asking Rent: £15,000 at £7.92 psf
Achieved Rent: £6,989 at £3.69 psf
Rates: £11,743 (approx £6.20 psf)
Rent Free Period: -
Lease End Date: 05/08/2017

Breaks: 05/08/2014
Reviews: 05/08/2015

Landlord Agent: Gadsby Orridge
 Jason Lively
 Tel :01332290390
Tenant: Artcore UK

Notes:

Artcore UK has taken 1,894 sq ft of office space across the ground and first floors from The Trustees Of The Riviera Travel Pension Fund on a 5 year lease at £7,500 per annum (£3.96 psf). There is an option to break at the end of year two and a rent review at the end of the third year. Gadsby Orridge acted on behalf of The Trustees Of The Riviera Travel Pension Fund. Artcore UK was unrepresented. Deal confirmed by Gadsby Orridge.

Amenities:

6 Car Parking Spaces, Category 2 Lighting, Category 5 Lighting, Reception

37**NEW ENTERPRISE HOUSE ST HELENS STREET DERBY DE1 3GY**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 4,323 sq ft (402 sq m)
Grade: Second Hand
Sign Date: 02/07/2012
Days on market: 496

Asking Rent: £50,579 at £11.70 psf
Achieved Rent: £19,972 at £4.62 psf
Rates: £39,988 (approx £9.25 psf)
Rent Free Period: -
Lease End Date: 31/07/2017

Breaks: 31/07/2015
Reviews: 31/07/2015

Landlord Agent: Gadsby Orridge
 Jason Lively
 Tel :01332290390
Tenant: The Enabled Centre

Notes:

Disability Direct Ltd has taken 4,323 sq ft of ground floor office space from Michael Gordon Wright on a 5 year lease at £20,000 per annum (£4.62 psf) in year one, rising to £22,500 per annum (£5.20 psf) in year two and £25,000 per annum (£5.78 psf) for year three. There is an upwards only rent review at the end of third year with an option to break at the same time. Gadsby Orridge acted on behalf of Michael Gordon Wright. Disability Direct Ltd was unrepresented. Deal confirmed by Gadsby Orridge.

Amenities:

Car Parking, Reception, Storage Space

38**UNITS 4 - 7 PULLMAN BUSINESS COURT MALLARD WAY DERBY DE24 8GX**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 630 sq ft (59 sq m)
Grade: Second Hand
Sign Date: 02/07/2012
Days on market: -

Asking Rent: £8,820 at £14.00 psf
Achieved Rent: £8,820 at £14.00 psf
Rates: -
Rent Free Period: -
Lease End Date: 01/07/2021

Breaks: 01/07/2015, 01/07/2018
Reviews: 01/07/2016, 01/07/2019

Landlord Agent: Milner Commercial
 Theo Till
 Tel :01332734734
 Fax :01332730013

Landlord Agent: Milner Commercial
 Peter Milner
 Tel :01332734734
 Fax :01332730013

Notes:

An undisclosed tenant has taken 630 sq ft at Unit 5 from an undisclosed landlord on a nine year lease at £8,820 per annum (£14 psf). There is a tenant only option to break after the third year and a mutual break option after year 6. There are upwards only rent reviews at the commencement date of the fourth and seventh year. Milner Commercial acted on behalf of the landlord. The tenant was unrepresented. Deal confirmed by Theo Till at Milner Commercial.

Amenities:

5 Car Parking Spaces

39**LINCOLN HOUSE & ELY HOUSE STEPHENSONS WAY DERBY DE21 6LY**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 4,252 sq ft (395 sq m)
Grade: New or Refurbished
Sign Date: 02/07/2012
Days on market: -

Asking Rent: £51,024 at £12.00 psf
Achieved Rent: £90,015 at £21.17 psf
Rates: -
Rent Free Period: -
Lease End Date: 31/07/2017

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Trevor Raybould
 Tel :01332 295 555

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Tenant: White Governance Direct Ltd

Notes:

White Governance Direct Ltd has taken 4,252 sq ft of ground and first floor office space from an undisclosed landlord on a five year lease at a headline rent of £90,000 per annum. Raybould & Sons acted on behalf of the landlord. Deal confirmed by Raybould & Sons.

Amenities:

19 Car Parking Spaces, Category 2 Lighting, Disabled Facilities, Raised Floors, Security System

40**3 - 29 BRUNEL PARKWAY DERBY DE24 8HR**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,214 sq ft (113 sq m)
Grade: New or Refurbished
Sign Date: 02/07/2012
Days on market: 1382

Asking Rent: £15,503 at £12.77 psf
Achieved Rent: -
Rates: £14,495 (approx £11.94 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Milner Commercial
 Theo Till
 Tel :01332734734
 Fax :01332730013
Landlord Agent: Milner Commercial
 Peter Milner
 Tel :01332734734
 Fax :01332730013
Tenant: Key Personnel Solutions Ltd

Amenities:
 4 Car Parking Spaces, Air Conditioning, Disabled Facilities

41**3 VICTORIA WAY DERBY DE24 8AN**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,420 sq ft (132 sq m)
Grade: Second Hand
Sign Date: 02/07/2012
Days on market: 162

Asking Rent: £9,088 at £6.40 psf
Achieved Rent: £13,078 at £9.21 psf
Rates: £13,348 (approx £9.40 psf)
Rent Free Period: -
Lease End Date: 31/07/2015

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Notes:
 Route 26 Footwear has taken 2,520 sq ft of office accommodation from an undisclosed landlord on a three year lease at £14,000 pa. Raybould & Sons acted on behalf of the landlord. Achieved rent confirmed by Martin Langsdale at Raybould & Sons.

Amenities:
 6 Car Parking Spaces, Category 2 Lighting

42**UNIT 9 - 10 PRIDE PARK VICTORIA WAY DERBY DE24 8AN**

Use(s): Serviced Offices
Floor(s): 2
SF Leased: 1,974 sq ft (183 sq m)
Grade: Second Hand
Sign Date: 02/07/2012
Days on market: 318

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Salloway Property Consultants
 Marc Ballard
 Tel :01332298000
 Fax :01332299799

Amenities:
 3 Phase Power, Category 2 Lighting, Disabled Facilities, Reception, Storage Space

43**GLENEAGLES HOUSE VERNON GATE DERBY DE1 1UP**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 419 sq ft (39 sq m)
Grade: Second Hand
Sign Date: 02/07/2012
Days on market: 402

Asking Rent: £2,095 at £5.00 psf
Achieved Rent: -
Rates: £2,644 (approx £6.31 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Milner Commercial
 Theo Till
 Tel :01332734734
 Fax :01332730013

Notes:
 An undisclosed tenant has taken 419 sq ft of office space from an undisclosed landlord on a confidential lease. Milner Commercial acted on behalf of the landlord. Deal confirmed by Milner Commercial.

Amenities:
 70 Car Parking Spaces, Conference Facilities, Passenger Lift(s), Raised Floors, Reception, Storage Space

44**41 CORNMARKEt DERBY DE1 2DG**

Use(s): B1 Office/Business
Floor(s): 4
SF Leased: 3,922 sq ft (364 sq m)
Grade: Second Hand
Sign Date: 02/07/2012
Days on market: 289

Asking Rent: -
Achieved Rent: £11,021 at £2.81 psf
Rates: -
Rent Free Period: -
Lease End Date: 01/07/2017

Breaks: -
Reviews: -

Landlord Agent: FHP PROPERTY CONSULTANTS
 George Dunicliff
 Tel :01332343222
Tenant: Bank of Scotland

Amenities:
 1 Passenger Lift(s)

45**WESTERN HOUSE BLOCK 2 BRADGATE PARK VIEW CHELLASTON DERBY DE73 5UJ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 5,000 sq ft (465 sq m)
Grade: New or Refurbished
Sign Date: 02/06/2012
Days on market: -

Asking Rent: £70,000 at £14.00 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Milner Commercial
 Theo Till
 Tel :01332734734
 Fax :01332730013

Notes:
 An undisclosed tenant has taken 5,000 sq ft from an undisclosed landlord on a confidential lease. Milner Commercial acted on behalf of the landlord. Deal confirmed by Milner Commercial.

Amenities:
 Disabled Facilities, Raised Floors, Security System

30**PENTAGON HOUSE SIR FRANK WHITTLE ROAD DERBY DE21 4XA**

Use(s): B1 Office/Business
Floor(s): 4
SF Leased: 7,900 sq ft (734 sq m)
Grade: New or Refurbished
Sign Date: 02/06/2012
Days on market: 1787

Asking Rent: -
Achieved Rent: -
Rates: £49,217 (approx £6.23 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Notes:

An undisclosed tenant has taken 7,900 sq ft of ground floor office space from an undisclosed landlord on a private lease. Raybould & Sons acted on behalf of the landlord. Deal confirmed by Raybould & Sons.

Amenities:

124 Car Parking Spaces, 2 Passenger Lift(s), Disabled Facilities, Reception, Security System

46**UNITS 1-6 MELBOURNE BUSINESS COURT PRIDE PARK DERBY DE24 8LZ**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 1,391 sq ft (129 sq m)
Grade: Second Hand
Sign Date: 02/06/2012
Days on market: -

Asking Rent: £15,997 at £11.50 psf
Achieved Rent: -
Rates: £12,755 (approx £9.17 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Milner Commercial
 Theo Till
 Tel :01332734734
 Fax :01332730013

Notes:

An undisclosed tenant has taken 1,391 sq ft at unit 1 from an undisclosed landlord on a confidential lease. Milner Commercial acted on behalf of the landlord. Deal confirmed by Milner Commercial.

Amenities:

5 Car Parking Spaces

38**UNITS 4 - 7 PULLMAN BUSINESS COURT MALLARD WAY DERBY DE24 8GX**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,760 sq ft (164 sq m)
Grade: New or Refurbished
Sign Date: 02/06/2012
Days on market: -

Asking Rent: £24,992 at £14.20 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Milner Commercial
 Theo Till
 Tel :01332734734
 Fax :01332730013

Notes:

An undisclosed tenant has taken 1,760 sq ft of office space from an undisclosed landlord on a confidential lease. Milner Commercial acted on behalf of the landlord. Deal confirmed by Milner Commercial.

Amenities:

5 Car Parking Spaces

47**ST PETERS HOUSE MANSFIELD ROAD DERBY DE1 3TP**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,900 sq ft (177 sq m)
Grade: Second Hand
Sign Date: 02/06/2012
Days on market: 270

Asking Rent: £19,494 at £10.26 psf
Achieved Rent: -
Rates: £18,753 (approx £9.87 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Milner Commercial
 Theo Till
 Tel :01332734734
 Fax :01332730013

Notes:

An undisclosed tenant has taken 1,900 sq ft of office space from an undisclosed landlord on a confidential lease. Milner Commercial acted on behalf of the landlord. Deal confirmed by Milner Commercial.

Amenities:

10 Car Parking Spaces, Disabled Facilities, Security System

40**3 - 29 BRUNEL PARKWAY DERBY DE24 8HR**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 2,040 sq ft (190 sq m)
Grade: Second Hand
Sign Date: 02/05/2012
Days on market: 414

Asking Rent: £19,992 at £9.80 psf
Achieved Rent: £17,993 at £8.82 psf
Rates: -
Rent Free Period: -
Lease End Date: 31/05/2015

Breaks: -
Reviews: -

Landlord Agent: Rigby & Co
 Russell Rigby
 Tel :01332203377
Tenant: JDR Ltd

Notes:
 JDR Ltd has taken 2,040 sq ft of ground and first floor office space at Unit 15 from an undisclosed landlord on a three year lease at £18,000 pa. BB&J and Rigby & Co. acted on behalf of the landlord. JDR Ltd was unrepresented. Deal confirmed by Chris Wright at BB&J.

Amenities:
 6 Car Parking Spaces, Category 2 Lighting, Disabled Facilities, Raised Floors

48**2 ST CHRISTOPHERS WAY DERBY DE24 8LY**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 7,965 sq ft (740 sq m)
Grade: Under Refurbishment
Sign Date: 01/05/2012
Days on market: 185

Asking Rent: £95,580 at £12.00 psf
Achieved Rent: £90,960 at £11.42 psf
Rates: £97,500
Rent Free Period: 6 month(s)
Lease End Date: 30/04/2022

Breaks: -
Reviews: 01/05/2017

Landlord Agent: Salloway Property Consultants
 Marc Ballard
 Tel :01332298000
 Fax :01332299799

Other: AS Systems
Tenant: AS Systems

Notes:
 AS Systems has taken 7,965 sq ft (739.97 sq m) of office space from an undisclosed landlord on a 10 year lease at £91,000 pa, equating to £11.42 psf (£122.98 psm), subject to a rent review in the year 2017 and an option to break in year 5. Salloway Property Consultants and NG Chartered Surveyors acted on behalf of the landlord. 12 months half price rent period was agreed. AS Systems was unrepresented. The quoting rent was £95,580 pa, equating to £12.00 psf. achieved rent confirmed by Pam Lomas at Salloway Property Consultants.

Amenities:
 36 Car Parking Spaces, Bike Racks / Shelters, Carpeting, Category 2 Lighting, Comfort Cooling, Disabled Facilities, Heating, Kitchen Facilities, Modern Building, Open Plan Layout, Passenger Lift(s), Self Contained, Suspended Ceilings, WC's

49**THE MILL LODGE LANE DERBY DE1 3HB**

Use(s): B1 Office/Business
Floor(s): 6
SF Leased: 906 sq ft (84 sq m)
Grade: New or refurbished
Sign Date: 01/05/2012
Days on market: 912

Asking Rent: £7,502 at £8.28 psf
Achieved Rent: -
Rates: £5,900
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Salloway Property Consultants
 Marc Ballard
 Tel :01332298000
 Fax :01332299799

Notes:

An undisclosed tenant has taken 906 sq ft (84.17 sq m) of office space from an undisclosed landlord on a confidential lease. Salloway Property Consultants acted on behalf of the landlord. The quoting rent was £7,500 pa, equating to £8.28 psf. Deal confirmed by Salloway Property Consultants.

Amenities:

Category 2 Lighting, Central Heating, Kitchen Facilities, Period Features, WC's

50**CHATSWORTH HOUSE RAYNESWAY DERBY DE21 7SR**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,156 sq ft (107 sq m)
Grade: Second Hand
Sign Date: 01/05/2012
Days on market: 202

Asking Rent: £10,300 at £8.91 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Notes:

An undisclosed tenant has taken 1,156 sq ft (107.39 sq m) of office space at Suite 6 from an undisclosed landlord on a confidential lease. BB&J initially acted on behalf of the landlord. The quoting rent was £10,303 pa, equating to £8.91 psf. Deal confirmed by Chris Wright at BB&J. (CoStar Research 18/05/2012)

Amenities:

16 Car Parking Spaces, Air Conditioning, Burglar Alarm, Carpeting, Category 2 Lighting, Closed Circuit TV, Double Glazing, Electric Heating, Kitchen Facilities, Meeting Room(s), Perimeter Trunking, Private Offices, Reception, Redecorated, Shower, Suspended Ceilings

39**LINCOLN HOUSE & ELY HOUSE STEPHENSONS WAY DERBY DE21 6LY**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 3,704 sq ft (344 sq m)
Grade: New or Refurbished
Sign Date: 30/04/2012
Days on market: -

Asking Rent: £44,448 at £12.00 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Trevor Raybould
 Tel :01332 295 555

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Tenant: Friendship Care and Housing

Notes:

Friendship Care & Housing has taken 3,704 sq ft (344.10 sq m) of ground and first floor office space at Ely House from an undisclosed landlord on a confidential lease. Raybould & Sons acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £44,448 pa, equating to £12.00 psf. Deal confirmed by Martin Langsdale at Raybould & Sons.

Amenities:

19 Car Parking Spaces, Category 2 Lighting, Disabled Facilities, Raised Floors, Security System

51**KEDLESTON HOUSE ASPEN DRIVE SPONDON DERBY DE21 7SS**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 889 sq ft (83 sq m)
Grade: Second Hand
Sign Date: 16/04/2012
Days on market: 186

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Other: Boxall Brown & Jones

Notes:

An undisclosed tenant has taken 889 sq ft (82.59 sq m) of office space at suite 6 from a private landlord on a confidential lease. BB&J initially acted on behalf of the landlord. Deal confirmed by Chris Wright at BB&J. (CoStar Research 22/05/2012)

Amenities:

8 Car Parking Spaces, Carpeting, Category 2 Lighting, Double Glazing, Electric Heating, Kitchen Facilities, Perimeter Trunking, Private Offices, Suspended Ceilings

52**61 CANAL STREET DERBY DE1 2RJ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 2,759 sq ft (256 sq m)
Grade: Second Hand
Sign Date: 02/04/2012
Days on market: 1116

Asking Rent: £19,506 at £7.07 psf
Achieved Rent: -
Rates: £24,500 (approx £8.88 psf)
Rent Free Period: -
Lease End Date: 19/04/2013

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Tim Richardson
 Tel :01332362244
 Fax :01332360436

Tenant: Nacro

Notes:

An undisclosed tenant has taken 2,759 sq ft (256.32 sq m) of office space from an undisclosed landlord on a confidential lease. Innes England Ltd acted on behalf of the landlord. The quoting rent was £19,500 pa, equating to £7.07 psf. Deal confirmed by Debbie Thompson at Innes England Ltd.

Amenities:

Burglar Alarm, Carpeting, Category 2 Lighting, Central Heating, Suspended Ceilings

53**SAXON & NORMAN HOUSE HERITAGE GATE DERBY DE1 1NL**

Use(s): B1 Office/Business
Floor(s): 7
SF Leased: 2,970 sq ft (276 sq m)
Grade: Second Hand
Sign Date: 02/04/2012
Days on market: 1167

Asking Rent: £28,215 at £9.50 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Notes:

An undisclosed tenant has taken 2,970 sq ft (275.92 sq m) of office space from an undisclosed landlord on a confidential lease. Innes England Ltd acted on behalf of the landlord. The quoting rent was £28,215 pa, equating to £9.50 psf. Deal confirmed by Debbie Thompson at Innes England Ltd.

Amenities:

Kitchen Facilities, Reception, WC's

54



200 - 222 COTTON LANE DERBY DE24 8GJ

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 972 sq ft (90 sq m)
Grade: New or Refurbished
Sign Date: 02/04/2012
Days on market: 1677

Asking Rent: £5,832 at £6.00 psf
Achieved Rent: -
Rates: £4,850
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Notes:

An undisclosed tenant has taken 972 sq ft (90.30 sq m) of office space at unit 19 from an undisclosed landlord on a confidential lease. Innes England Ltd acted on behalf of the landlord. The quoting rent was £5,832 pa, equating to £6.00 psf. Deal confirmed by Debbie Thompson at Innes England Ltd. (CoStar Research 08/05/2012)

Amenities:

Car Parking, Disabled Facilities, Kitchen Facilities, Newly Refurbished, Partitioning, Security System

55



STATION BUILDING NELSON STREET DERBY DE1 2SA

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 4,190 sq ft (389 sq m)
Grade: New or refurbished
Sign Date: 02/04/2012
Days on market: 214

Asking Rent: £50,280 at £12.00 psf
Achieved Rent: £47,179 at £11.26 psf
Rates: -
Rent Free Period: 4 month(s)
Lease End Date: 01/04/2017

Breaks: 01/04/2015
Reviews: -

Landlord: Network Rail Infrastructure Ltd
Landlord Agent: Lambert Smith Hampton Ltd
 Phillip Quiggin
 Tel :01159766603

Landlord Agent: Lambert Smith Hampton Ltd
 William Bradley
 Tel :01159766611

Tenant: Instant Offices Managed
Tenant Agent: Unrepresented

Notes:

Instant Offices Managed LLP has taken 4,190 sq ft (389.26 sq m) of ground, first and second-floor office space from Network Rail Infrastructure Ltd on a five-year lease at £47,179 pa, equating to £11.26 psf (£121.20 psm), subject to a break option in year three. Lambert Smith Hampton Ltd acted on behalf of Network Rail Infrastructure Ltd. Four months rent-free period was agreed in year one. Instant Offices Managed LLP was unrepresented. The quoting rent was £50,280 pa, equating to £12.00 psf (£129.17 psm). Achieved rent confirmed by Will Bradley at Lambert Smith Hampton Ltd. (CoStar Research 24/05/2012)

Amenities:

7 Car Parking Spaces, Air Conditioning, Carpeting, Disabled Facilities, Kitchen Facilities, Raised Floors, Redecorated, Suspended Ceilings, WC's

56



CANTERBURY HOUSE STEPHENSONS WAY DERBY DE21 6LY

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 2,180 sq ft (203 sq m)
Grade: Second Hand
Sign Date: 30/03/2012
Days on market: 317

Asking Rent: £29,495 at £13.53 psf
Achieved Rent: -
Rates: £10,137 (approx £4.65 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Trevor Raybould
 Tel :01332 295 555

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Tenant Agent: Unrepresented

Notes:

An undisclosed tenant has taken 2,180 sq ft (202.53 sq m) of office space from an undisclosed landlord on a confidential lease. Raybould & Sons acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £29,500 pa, equating to £13.53 psf. Deal confirmed by Martin Langsdale at Raybould & Sons. (CoStar Research 29/05/2012)

Amenities:

12 Car Parking Spaces, Category 2 Lighting, Comfort Cooling, Double Glazing, Heating, Kitchen Facilities, Raised Floors, Suspended Ceilings, WC's

57



4 VERNON STREET DERBY DE1 1FR

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 172 sq ft (16 sq m)
Grade: Second Hand
Sign Date: 26/03/2012
Days on market: 878

Asking Rent: £1,376 at £8.00 psf
Achieved Rent: £1,717 at £10.00 psf
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Alps Group
 Matt Howson
 Tel :01332346424
 Fax :01332291466

Tenant: Right Advice Ltd

Notes:

Right Advice Ltd has taken 171.68 sq ft (15.95 sq m) of first floor office space , in suite 2 from an undisclosed landlord on a monthly rolling lease at £1,717 pa, equating to £10.00 psf (£107.64 psm). Alps Group acted on behalf of the landlord. The quoting rent was £1,373 pa, equating to £8.00 psf (£86.11 psm). Achieved rent confirmed by Matt Howson at Alps Group. (CoStar Research 13/04/2012)

Amenities:

Category 2 Lighting, Redecorated, WC's

58**44 BOROUGH STREET DERBY DE74 2LB**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 600 sq ft (56 sq m)
Grade: Second Hand
Sign Date: 22/03/2012
Days on market: 337

Asking Rent: £5,940 at £9.90 psf
Achieved Rent: £5,400 at £9.00 psf
Rates: £1,140 (approx £1.90 psf)
Rent Free Period: -
Lease End Date: 24/03/2015

Breaks: 24/09/2013
Reviews: -

Other: Multitrode UK Limited
Tenant: Multitrode UK Limited

Notes:

Multitrode UK Limited has taken 600 sq ft (55.74 sq m) of office space at 44D Borough Street on a three year lease at £5,400 pa, equating to £9.00 psf (£96.88 psm), with a tenant option to break after 18 months. CP Walker & Son acted on behalf of the landlord. Multitrode UK Limited were unrepresented. The quoting rent was £5,940 pa, equating to £9.90 psf (£106.56 psm). Achieved rent confirmed by Paul Mills at CP Walker & Son.

Amenities:

Carpeting, Central Heating, Kitchen Facilities, WC's

59**3 PROSPECT PLACE DERBY DE24 8HG**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 4,321 sq ft (401 sq m)
Grade: Second Hand
Sign Date: 05/03/2012
Days on market: 558

Asking Rent: £60,019 at £13.89 psf
Achieved Rent: £60,000 at £13.89 psf
Rates: £27,093 (approx £6.27 psf)
Rent Free Period: -
Lease End Date: 04/03/2017

Breaks: -
Reviews: -

Landlord Agent: KNIGHT FRANK LLP
 Ben Wisher
 Tel :01212002220
Landlord Agent: FHP Property Consultants
 George Dunicliff
 Tel :01332343222
Tenant: Games Warehouse Ltd
Tenant Agent: FHP Property Consultants

Notes:

Games Warehouse Ltd has taken 4,321 sq ft (401.43 sq m) of office space from an undisclosed landlord on a five year lease at £60,000 pa, equating to £13.89 psf (£149.46 psm). Rigby & Co and FHP Property Consultants (Derby) acted on behalf of the landlord. FHP Property Consultants (Nottingham) acted on behalf of Games Warehouse Ltd. The quoting rent was £60,000 pa, equating to £13.89 psf. Achieved rent confirmed by Ben Wisher at Rigby & Co. (CoStar Research 29/03/2012)

Amenities:

17 Car Parking Spaces, Reception

60**KEYNES HOUSE ALFRETON ROAD DERBY DE21 4AS**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 600 sq ft (56 sq m)
Grade: Second Hand
Sign Date: 01/03/2012
Days on market: 223

Asking Rent: £3,000 at £5.00 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Salloway Property Consultants
Marc Ballard
Tel :01332298000
Fax :01332299799

Notes:

An undisclosed tenant has taken 600 sq ft (55.74 sq m) of office space at Suite 14 Keynes House, Alfreton Road from an undisclosed landlord on a new confidential lease. Salloway Property Consultants acted on behalf of the landlord. The quoting rent was £3,000 pa, equating to £5.00 psf (£53.82 psm). Deal confirmed by Niki Marson at Salloway Property Consultants. (CoStar Research 15/03/2012)

Amenities:

Car Parking, Category 2 Lighting, Common parts, Electric Heating

61
ROSEHILL BUSINESS CENTRE BUILDING A NORMANTON ROAD DERBY DE23 6RH

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 206 sq ft (19 sq m)
Grade: Second Hand
Sign Date: 16/02/2012
Days on market: -

Asking Rent: £3,238 at £15.72 psf
Achieved Rent: £3,238 at £15.72 psf
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Rose Hill Business Centre Ltd
 Sally Samunda
 Tel :01332 299166
 Fax :01332 299 156

Other: Rose Hill Business Centre Ltd
Other: Preluda Ltd
Other: Sandra Matuleviciene
Tenant: Preluda Ltd

Notes:
 Sandra Matuleviciene trading as Preluda Ltd has taken 206 sq ft (19.14 sq m) of office space at Unit 19, Building A Rose Hill Business Centre from Rosehill Business Centre Ltd on a new four week rolling lease at £3,238 pa, equating to £15.72 psf (£169.21 psm). Innes England and Rosehill Business Centre Ltd both marketed the space. Sandra Matuleviciene trading as Preluda Ltd was unrepresented. The quoting rent was £3,238 pa, equating to £15.72 psf (£169.21 psm). Achieved rent confirmed by Lynnette Freeman at Rose Hill Business Centre Ltd.

Amenities:
 1 Passenger Lift(s), 24 Hour Access, Air Conditioning, Car Parking, Disabled Facilities, Reception, Security System, Storage Space


WESTFIELD DERBY CROWN WALK DERBY DE1 2PL

Use(s): B1 Office/Business
Floor(s): 4
SF Leased: 1,447 sq ft (134 sq m)
Grade: Second Hand
Sign Date: 13/02/2012
Days on market: 173

Asking Rent: £35,003 at £24.19 psf
Achieved Rent: £30,000 at £20.73 psf
Rates: £10,051
Rent Free Period: 12 month(s)
Lease End Date: 12/02/2032

Breaks: -
Reviews: 12/02/2017, 12/02/2022, 12/02/2027

Landlord Agent: FHP Property Consultants
 Alan Pearson
 Tel :01158411138

Landlord Agent: Central Retail Property Consultants LLP
 David Rawstron
 Tel :01132448668

Landlord Agent: Central Retail Property Consultants LLP
 Simon Lyons
 Tel :01132448668
 Fax :01132448766

Landlord Agent: FHP Property Consultants
 George Dunncliff
 Tel :01332343222

Other: Westfield Shopping Towns Ltd

Notes:

An undisclosed tenant has taken 1,447 sq ft (134.43 sq m) of D1 space at 3 London Road from Westfield Shopping Towns Ltd on a 20 year lease at £30,000 pa, subject to a five yearly rent review. There were no lease breaks agreed. FHP Property Consultants acted on behalf of Westfield Shopping Towns Ltd. A 12 month rent-free period was agreed. The tenant was unrepresented. The quoting rent was £35,000 pa. Achieved rent confirmed by Alan Pearson at FHP Property Consultants.

Amenities:

Glazed frontage

63**1 PRIDE POINT DRIVE DERBY DE24 8BX**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 2,000 sq ft (186 sq m)
Grade: Second Hand
Sign Date: 04/01/2012
Days on market: 607

Asking Rent: £25,000 at £12.50 psf
Achieved Rent: £20,000 at £10.00 psf
Rates: £11,960 (approx £5.98 psf)
Rent Free Period: 6 month(s)
Lease End Date: 03/01/2015

Breaks: -
Reviews: -

Landlord Agent: KNIGHT FRANK LLP
Ben Wisher
Tel :01212002220

Landlord Agent: Chesterton Humberts
Richard Reed
Tel :01159476236
Fax :01159484001

Tenant: ATS Global Ltd
Tenant Agent: Unrepresented

Notes:

ATS Global Ltd has taken 2,000 sq ft (185.81 sq m) of office space at Pride Park, 1 Pride Point Drive from a private landlord on a new three year FRI lease at £20,000 pa, equating to £10.00 psf (£107.64 psm). Rigby & Co acted on behalf of the landlord. Six months rent-free period was agreed. ATS Global Ltd was unrepresented. The quoting rent was £25,000 pa, equating to £12.50 psf (£134.55 psm). Achieved rent confirmed by Ben Wisher at Rigby & Co. (CoStar Research 26/01/2012.)

Amenities:

21 Car Parking Spaces, Air Conditioning, Category 2 Lighting, Open Plan Layout, Passenger Lift(s), Raised Floors, Suspended Ceilings

64**DERWENT HOUSE AND TRENT HOUSE LONDON ROAD DERBY DE24 8UP**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 3,768 sq ft (350 sq m)
Grade: Second Hand
Sign Date: 03/01/2012
Days on market: 1370

Asking Rent: £32,028 at £8.50 psf
Achieved Rent: £32,000 at £8.49 psf
Rates: -
Rent Free Period: -
Lease End Date: 02/01/2017

Breaks: -
Reviews: -

Landlord: Brb (Residuary) Ltd
Landlord Agent: INNES ENGLAND LTD
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: INNES ENGLAND LTD
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Sanderson Weatherall LLP
 Luke Barrett
 Tel :0113 221 6043

Tenant: ESG Rail Consultancy Ltd
Tenant Agent: Unrepresented

Notes:

ESG Rail Consultancy Ltd has taken 3,768 sq ft (350 sq m) of first floor office space within Derwent House from BRB (Residuary) Ltd on a five year lease at £32,000 pa, equating to £8.49 psf (£91.41 psm). Sanderson Weatherall acted on behalf of BRB (Residuary) Ltd. ESG Rail Consultancy Ltd was unrepresented. The quoting rent was £32,028 pa, equating to £8.50 psf (£91.49 psm). Achieved rent confirmed by Luke Barrett at Sanderson Weatherall. (CoStar Research 20/01/2012)

Amenities:

1 Passenger Lift(s), Reception, WC's

65**4 TWYFORD ROAD DERBY DE65 6DE**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 793 sq ft (74 sq m)
Grade: New or refurbished
Sign Date: 21/12/2011
Days on market: 183

Asking Rent: £6,003 at £7.57 psf
Achieved Rent: -
Rates: £5,702 (approx £7.19 psf)
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Rushton Hickman Ltd
 Paul Rushton*
 Tel :01283517747

Notes:

An undisclosed tenant has taken 793 sq ft (73.67 sq m) of office space at 4 Twyford Road from an undisclosed landlord on a new confidential lease. Rushton Hickman Ltd acted on behalf of the landlord. The quoting rent was £6,000 pa, equating to £7.57 psf (£81.44 psm). Deal confirmed by Rachel Mallinson at Rushton Hickman.

Amenities:

Air Conditioning, Car Parking, Central Heating, Reception

29**BATEMAN COURT BATEMAN STREET DERBY DE23 8JQ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 2,453 sq ft (228 sq m)
Grade: New or Refurbished
Sign Date: 21/12/2011
Days on market: 651

Asking Rent: £15,331 at £6.25 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Landlord Agent: Chartex
 Hugh Broadbent
 Tel :01773880012

Notes:

An undisclosed tenant has taken 2,453 sq ft (227.88 sq m) of first-floor office space at Bateman Court from an undisclosed landlord on a new confidential lease. Raybould & Sons and Chartex acted on behalf of the landlord. The quoting rent was £15,331 pa, equating to £6.25 psf (£67.27 psm). Deal confirmed by Martin Langsdale at Raybould & Sons.

Amenities:

Car Parking, Carpeting, Category 2 Lighting, Heating, Suspended Ceilings, WC's

66**OSMASTON WORKS 270 OSMASTON ROAD DERBY DE23 8LD**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 672 sq ft (62 sq m)
Grade: New or Refurbished
Sign Date: 13/12/2011
Days on market: 109

Asking Rent: -
Achieved Rent: £20,879 at £31.07 psf
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord: Derby Business Centres
Landlord Agent: Derby Business Centres
 Peter Timbrell
 Tel :01332291452
 Fax :01332365439

Tenant: A4e Ltd
Tenant Agent: Unrepresented

Notes:

has taken 672 sq ft (62.43 sq m) of office space at Suites 6-8 within Derby Business Centre from Derby Business Centres on a rolling lease at £20,880 pa, equating to £31.07 psf (£334.45 psm). Derby Business Centres marketed the suites themselves. A4E was unrepresented. Achieved rent confirmed by Peter Timbrell at Derby Business Centres. (CoStar Research 14/02/2012)

Amenities:

Car Parking, Kitchen Facilities, Open Plan Layout, Private Offices, WC's

67**118 GREEN LANE DERBY DE1 1RY**

Use(s): B1 Office/Business
Floor(s): 4
SF Leased: 524 sq ft (49 sq m)
Grade: Second Hand
Sign Date: 12/12/2011
Days on market: -

Asking Rent: £2,164 at £4.13 psf
Achieved Rent: £3,249 at £6.20 psf
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Jeffery Jones Partnership Ltd
 Steve Jeffery
 Tel :01332200388
 Fax :01332203766

Notes:

An undisclosed tenant has taken 524 sq ft (48.68 sq m) of ground floor office space at 118 Green Lane from an undisclosed landlord on a new lease at £3,250 pa, equating to £6.20 psf (£66.76 psm). Jeffery Jones Partnership Ltd acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £2,164 pa, equating to £4.13 psf (£44.45 psm). Achieved rent confirmed by Charlotte Channell at Jeffery Jones Partnership Ltd.

Amenities:

Disabled Facilities

66**OSMASTON WORKS 270 OSMASTON ROAD DERBY DE23 8LD**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 300 sq ft (28 sq m)
Grade: New or Refurbished
Sign Date: 12/12/2011
Days on market: -

Asking Rent: £6,657 at £22.19 psf
Achieved Rent: £6,657 at £22.19 psf
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Derby Business Centres
 Peter Timbrell
 Tel :01332291452
 Fax :01332365439

Other: Shaw Trust
Other: Derby Business Centres

Notes:

Shore Trust has taken 300sq ft (27.87 sq m) of office space within Suites 1&2 at Derby Business Centres from Derby Business Centres on new rolling lease at £6,657 pa, equating to £22.19 psf (£238.85 psm). Derby Business Centres marketed the property themselves. Shore Trust was unrepresented. The quoting rent was £6,657 pa, equating to £22.19 psf (£238.85 psm). Achieved rent confirmed by Peter Timbrell at Derby Business Centres.

Amenities:

24 Hour Access, Secure Yard Area

68**43 - 45 BRUNEL PARKWAY DERBY DE24 8HR**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 2,022 sq ft (188 sq m)
Grade: Second Hand
Sign Date: 30/11/2011
Days on market: 1506

Asking Rent: £23,253 at £11.50 psf
Achieved Rent: £16,196 at £8.01 psf
Rates: £28,000
Rent Free Period: 6 month(s)
Lease End Date: 29/11/2016

Breaks: 29/11/2014
Reviews: 29/11/2014

Landlord Agent: NG Chartered Surveyors
 Sunny Landa
 Tel :01159897091

Landlord Agent: Salloway Property Consultants
 Graham Bancroft
 Tel :01332 298 000

Other: Square Group Ltd
Tenant: Square Group Ltd

Notes:

Square Group Ltd has taken 2,022 sq ft (187.85 sq m) of ground and first-floor office space at 43 Brunel Parkway from an undisclosed landlord on a five year lease at £16,200 pa, equating to £8.01 psf (£86.24 psm), subject to a rent review and an option to break in year three. NG Chartered Surveyors and Salloway Property Consultants acted on behalf of the landlord. Six months rent-free period was agreed. Square Group Ltd was unrepresented. The quoting rent was £23,250 pa, equating to £11.50 psf (£123.77 psm). Achieved rent confirmed by Niki Marson at Salloway Property Consultants.

Amenities:

7 Car Parking Spaces, Carpeting, Disabled Facilities, Kitchen Facilities, Raised Floors, Self Contained, Suspended Ceilings, WC's

51**KEDLESTON HOUSE ASPEN DRIVE SPONDON DERBY DE21 7SS**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,655 sq ft (154 sq m)
Sign Date: 11/11/2011
Days on market: -

Asking Rent: £14,994 at £9.06 psf
Achieved Rent: £9,003 at £5.44 psf
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Boxall Brown & Jones

Landlord Agent: Milner Commercial

Other: Trustees of the Prime Grandchildren's Settlement

Other: Aquashield Coatings UK Ltd

Tenant: Aquashield Coatings UK Ltd

Notes:

An undisclosed tenant has taken 1,655 sq ft (153.75 sq m) office space at suites 12 & 13 on the first-floor of Kedleston House an undisclosed landlord on a new rolling month to month lease at £9,000 pa, equating to £5.44 psf (£58.53 psm). BB&J and Milner McCrea acted on behalf of the landlord. The quoting rent was £14,990 pa, equating to £9.06 psf (£97.49 psm). Achieved rent confirmed by Katie Walliss at Milner McCrea.

69**PULLMAN BUSINESS COURT 22 - 23 MALLARD WAY DERBY DE24 8GX**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,330 sq ft (124 sq m)
Sign Date: 07/11/2011
Days on market: -

Asking Rent: -
Achieved Rent: £15,002 at £11.28 psf
Rates: -
Rent Free Period: -
Lease End Date: 06/11/2016

Breaks: 06/11/2014
Reviews: 06/11/2014

Other: Future Health And Social Care Association
Tenant: Future Health And Social Care Association

Notes:

Future Health And Social Care Association has taken 1,330 sq ft (123.56 sq m) of ground and first-floor office space at 20 Pullman Business Court from an undisclosed landlord on a new five year lease at £15,000 pa, equating to £11.28 psf (£121.40 psm), subject to a rent review and an option to break in year three. Deal taken from agent investment schedule.

70**4 ST ANDREWS HOUSE VERNON GATE DERBY DE1 1UJ**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 516 sq ft (48 sq m)
Grade: Second Hand
Sign Date: 01/11/2011
Days on market: 711

Asking Rent: £7,002 at £13.57 psf
Achieved Rent: £7,998 at £15.50 psf
Rates: £4,150
Rent Free Period: -
Lease End Date: 31/10/2012

Breaks: -
Reviews: -

Other: Crystal Clear Financial Planning Ltd
Other: Mono Design Ltd
Tenant: Crystal Clear Financial Planning Ltd

Notes:

An undisclosed tenant has taken 516 sq ft (47.94 sq m) of ground-floor office space at 4 St Andrews House from an undisclosed landlord on a new one year lease at £8,000 pa, equating to £15.50 psf (£166.88 psm). Milner McCrea acted on behalf of the landlord. The quoting rent was £7,000 pa, equating to £13.57 psf (£146.02 psm). Achieved rent confirmed by Katie Walliss at Milner McCrea.

Amenities:

Burglar Alarm, Car Parking, Carpeting, Category 2 Lighting, Double Glazing, Perimeter Trunking, Security Grills, Suspended Ceilings

71**SMITH BANK CHAMBERS 20-28 7 MARKET PLACE DERBY DE1 3QE**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 2,851 sq ft (265 sq m)
Grade: Second Hand
Sign Date: 01/11/2011
Days on market: 179

Asking Rent: £10,492 at £3.68 psf
Achieved Rent: -
Rates: £4,191 (approx £1.47 psf)
Rent Free Period: -
Lease End Date: 31/10/2016

Breaks: 31/10/2014
Reviews: -

Landlord Agent: DTZ
 Gemma Eyre
 Tel :01159015112
Other: Royal Bank of Scotland plc
Other: Snake Lane Design
Tenant: Snake Lane Design

Notes:

Snake Lane Design has taken 2,851 sq ft (264.87 sq m) of first and second floor office space from Royal Bank Of Scotland Plc on a five year lease, with an option to break in year three. DTZ acted on behalf of Royal Bank Of Scotland Plc. An undisclosed rent-free period was agreed. Snake Lane Design was unrepresented. The quoting rent was £10,500 pa, equating to £3.68 psf (£39.64 psm). Confirmed by Gemma Eyre at DTZ.

Amenities:

Reception, WC's

51**KEDLESTON HOUSE ASPEN DRIVE SPONDON DERBY DE21 7SS**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 400 sq ft (37 sq m)
Sign Date: 24/10/2011
Days on market: -

Asking Rent: £5,000 at £12.50 psf
Achieved Rent: £5,500 at £13.75 psf
Rates: -
Rent Free Period: -
Lease End Date: 23/10/2013

Breaks: -
Reviews: -

Landlord Agent: Boxall Brown & Jones
Landlord Agent: Milner Commercial
Other: Trustees of the Prime Grandchildren's Settlement
Other: Welcome Financial Services Ltd
Tenant: Welcome Financial Services Ltd

Notes:

An undisclosed tenant has taken 400 sq ft (37.16 sq m) of first-floor office space within Suite 11A at Kedleston House from an undisclosed landlord on a new two year lease at £5,500 pa, equating to £13.75 psf (£148.00 psm). BB&J and Milner McCrea acted on behalf of the landlord. The quoting rent was £5,000 pa, equating to £12.50 psf (£134.55 psm). Achieved rent Katie Walliss at Milner McCrea.

61
ROSEHILL BUSINESS CENTRE BUILDING A NORMANTON ROAD DERBY DE23 6RH

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 206 sq ft (19 sq m)
Grade: Second Hand
Sign Date: 20/10/2011
Days on market: -

Asking Rent: £3,191 at £15.49 psf
Achieved Rent: £2,874 at £13.95 psf
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Innes England Ltd
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Innes England Ltd
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Rose Hill Business Centre Ltd
 Sally Samunda
 Tel :01332 299166
 Fax :01332 299 156

Other: Rose Hill Business Centre Ltd
Other: Time Reflections
Tenant: Time Reflections

Notes:

Time Reflections has taken 206 sq ft (19.14 sq m) of ground-floor office/workshop space at Unit 8 Rosehill Business Centre from Rosehill Business Centre Ltd on a four week rolling lease at £2,873 pa, equating to £13.94 psf (£150.10 psm) for the first three months rising to, £3,191.28 pa, equating to £15.49 psf (£166.78 psm) there after. Innes England and Rosehill Business Centre Ltd both marketed the property however Rosehill Business Centre Ltd completed the deal themselves. Time Reflections were unrepresented. The quoting rent was £3,191 pa, equating to £15.49 psf (£166.73 psm). Achieved rent confirmed by Lynnette Freeman at Rosehill Business Centre.

Amenities:

1 Passenger Lift(s), 24 Hour Access, Air Conditioning, Car Parking, Disabled Facilities, Reception, Security System, Storage Space

72**UNITS 1, 2 & 3 THE BONINGTON COMPLEX TRENT LANE DERBY DE74 2NP**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,237 sq ft (115 sq m)
Sign Date: 17/10/2011
Days on market: -

Asking Rent: £8,065 at £6.52 psf
Achieved Rent: £8,003 at £6.47 psf
Rates: -
Rent Free Period: -
Lease End Date: 16/10/2016

Breaks: -
Reviews: -

Landlord Agent: Salloway Property Consultants
Landlord Agent: NG Chartered Surveyors
Other: Ted's Toy Shop
Other: Teds Toy Shop
Tenant: Ted's Toy Shop

Notes:

Mr Jo Crockett trading as Teds Toy Shop has taken 1,237 sq ft (114.92 sq m) of office space within suite 1A The Bonington Complex from a private landlord on a new five year lease at £8,000 pa, equating to £6.47 psf (£69.61 psm), in year one, rising to £9,000 pa, equating to £7.27 psf (£78.31psm) in year two. Salloway Property Consultants and NG Chartered Surveyors acted on behalf of the landlord. Mr Jo Crockett trading as Teds Toy Shop was unrepresented. The quoting rent was £8,071 pa, equating to £6.52 psf (£70.23 psm). Achieved rent confirmed by Niki Marson at Salloway Property Consultants.

61
ROSEHILL BUSINESS CENTRE BUILDING A NORMANTON ROAD DERBY DE23 6RH

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 382 sq ft (35 sq m)
Grade: Second Hand
Sign Date: 11/10/2011
Days on market: -

Asking Rent: £7,491 at £19.61 psf
Achieved Rent: £6,773 at £17.73 psf
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: INNES ENGLAND LTD
 Debbie Thompson
 Tel :01332362244
 Fax :01332360436

Landlord Agent: INNES ENGLAND LTD
 Nick Hosking
 Tel :01332362244
 Fax :01332360436

Landlord Agent: Rose Hill Business Centre Ltd
 Sally Samunda
 Tel :01332 299166
 Fax :01332 299 156

Other: Rose Hill Business Centre Ltd
Other: Derby Immigration Services
Tenant: Derby Immigration Services

Notes:

Derby Immigration Services has taken 382 sq ft (35.49 sq m) of first-floor office space within Unit 24 Building A, Rosehill Business Centre from Rosehill Business Centre Ltd on a new four week rolling lease at £6,774 pa, equating to £17.73 psf (£190.88 psm) in months one-three, rising to, £7,494 pa, equating to £19.61 psf (£211.16 psm) in month four. Rose Hill Business Centre marketed the property themselves. Derby Immigration Services was unrepresented. The quoting rent was £7,491 pa, equating to £19.61 psf (£211.08 psm). Achieved rent confirmed by Sally Samunda at Rose Hill Business Centre.

Amenities:

1 Passenger Lift(s), 24 Hour Access, Air Conditioning, Car Parking, Disabled Facilities, Reception, Security System, Storage Space

18**IRONGATE HOUSE 10 IRON GATE DERBY DE1 3FJ**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 575 sq ft (53 sq m)
Grade: Second Hand
Sign Date: 05/10/2011
Days on market: -

Asking Rent: £3,876 at £6.74 psf
Achieved Rent: £6,750 at £11.74 psf
Rates: -
Rent Free Period: -
Lease End Date: 04/10/2016

Breaks: 04/10/2014
Reviews: -

Landlord Agent: Raybould & Sons
 Trevor Raybould
 Tel :01332 295 555

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Other: PFBB Ltd
Other: Mr Plant
Tenant: PFBB Ltd

Notes:

PFBB Ltd has taken 575 sq ft (53.42 sq m) of office space at the rear of the first-floor at Irongate House from Mr Plant on a new five year FRI lease at £6,750 pa, equating to £11.74 psf (£126.36 psm), subject to a tenant only option to break in year three. Raybould & Sons acted on behalf of Mr Plant. One months rent-free period was agreed. PFBB Ltd was unrepresented. The quoting rent was £3,876 pa, equating to £6.74 psf (£72.55 psm). Achieved rent confirmed by Martin Langsdale at Raybould & Sons.

73**73 DERBY ROAD DERBY DE73 8FE**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,443 sq ft (134 sq m)
Grade: New or Refurbished
Sign Date: 01/10/2011
Days on market: -

Asking Rent: £10,707 at £7.42 psf
Achieved Rent: £5,483 at £3.80 psf
Rates: £3,694 (approx £2.56 psf)
Rent Free Period: -
Lease End Date: 30/09/2014

Breaks: -
Reviews: -

Landlord Agent: FHP Property Consultants
 George Dunicliff
 Tel :01332343222

Landlord Agent: Alexander Bruce Surveyors
 Annabel Roberts
 Tel :01332864814

Other: Dunicliff Bros
Other: Pink Boutique
Tenant: Pink Boutique

Notes:

Pink Boutique has taken 1,184 sq ft (109.99 sq m) of studio/office space at 73 Derby Road from Dunicliff Bros on a new three year FRI lease at £4,500 pa, equating to £3.80 psf (£40.91 psm). FHP Property Consultants and Alexander Bruce Surveyors acted on behalf of Dunicliff Bros. Pink Boutique was unrepresented. The quoting rent was £8,785 pa, equating to £7.42 psf (£79.87 psm). Achieved rent confirmed by George Dunicliff at FHP Property Consultants.

Amenities:
 3 Car Parking Spaces

74**UNITS 2 - 5 JUBILEE BUSINESS PARK JUBILEE PARKWAY DERBY DE21 4BB**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 471 sq ft (44 sq m)
Grade: Second Hand
Sign Date: 01/10/2011
Days on market: 128

Asking Rent: £5,501 at £11.68 psf
Achieved Rent: £6,500 at £13.80 psf
Rates: -
Rent Free Period: -
Lease End Date: 30/09/2012

Breaks: -
Reviews: -

Other: Wohler UK
Other: Sear Engineering Services Ltd
Tenant: Wohler UK

Notes:
 An undisclosed tenant has taken 471 sq ft (43.76 sq m) of first-floor office space at 5 Jubilee Business Park from an undisclosed landlord on a new one year lease at £6,500 pa, equating to £13.80 psf (£148.55 psm). Milner McCrea acted on behalf of the landlord. The quoting rent was £5,500 pa, equating to £11.68 psf (£125.69 psm). Achieved rent confirmed by Katie Walliss at Milner McCrea.

Amenities:
 Car Parking, Carpeting, Category 2 Lighting, Fire Alarms, Security System, Suspended Ceilings, WC's

66**OSMASTON WORKS 270 OSMASTON ROAD DERBY DE23 8LD**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 892 sq ft (83 sq m)
Grade: New or Refurbished
Sign Date: 01/10/2011
Days on market: -

Asking Rent: £15,075 at £16.90 psf
Achieved Rent: £15,003 at £16.82 psf
Rates: -
Rent Free Period: -
Lease End Date: 30/04/2012

Breaks: 31/01/2012
Reviews: -

Landlord Agent: Derby Business Centres
 Peter Timbrell
 Tel :01332291452
 Fax :01332365439

Other: Derby Business Centres
Other: Shaw Trust Ltd
Tenant: Shaw Trust Ltd (The)
Tenant: Shaw Trust Ltd

Notes:
 Shaw Trust Ltd has taken 892 sq ft (82.87 sq m) of office space in suites 3, 16 which includes a boardroom within Derby Business Centres from Derby Business Centres on a new six month licence at £15,000 pa, equating to £16.82 psf (£181.01 psm), subject to an option to break in after the first three months with one months prior notice. Derby Business Centres marketed the property themselves. Shaw Trust Ltd was unrepresented. The quoting rent was £15,070 pa, equating to £16.90 psf (£181.86 psm). Achieved rent confirmed by Peter Timbrell at Derby Business Centres.

Amenities:
 24 Hour Access, Secure Yard Area

75**HUDSON HOUSE 2 HUDSON WAY DERBY DE24 8HS**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 4,758 sq ft (442 sq m)
Sign Date: 01/10/2011
Days on market: -

Asking Rent: -
Achieved Rent: £61,854 at £13.00 psf
Rates: -
Rent Free Period: 12 month(s)
Lease End Date: 01/09/2021

Breaks: 01/03/2014, 01/09/2016
Reviews: 01/09/2016

Landlord Agent: LaSalle Investment Management Ltd
Tenant: Deltarail Group Ltd
Tenant Agent: Unrepresented

Notes:

Deltarail Group Ltd has taken 4,758 sq ft (442.03 sq m) of second floor office space in the North Wing of Hudson House from a private pension fund on a new nine year 11 month lease at £61,854 pa, equating to £13.00 psf (£139.93 psm), subject to a rent review in September 2016 and a tenant option to break in march 2014 and September 2016. LaSalle Investment Management acted on behalf of the landlord. 12 months rent-free period was agreed. Deltarail Group Ltd was unrepresented. Achieved rent confirmed by Andrew Miller at LaSalle Investment Management.

76**852 - 854B OSMASTON ROAD DERBY DE24 9AB**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 916 sq ft (85 sq m)
Grade: Second Hand
Sign Date: 01/10/2011
Days on market: 15

Asking Rent: £6,504 at £7.10 psf
Achieved Rent: £6,500 at £7.10 psf
Rates: £5,000
Rent Free Period: 3 month(s)
Lease End Date: 30/09/2014

Breaks: -
Reviews: -

Landlord Agent: FHP Property Consultants
 George Dunicliff
 Tel :01332343222
Tenant: Kip McGragh
Tenant Agent: Unrepresented

Notes:

Kip McGragh has taken 916 sq ft (85.10 sq m) of first-floor office space from an undisclosed landlord on a new three year lease at £6,500 pa, equating to £7.10 psf (£76.38 psm). FHP Property Consultants acted on behalf of the landlord. Three months rent-free period was agreed. Kip McGragh was unrepresented. The quoting rent was £6,500 pa, equating to £7.10 psf (£76.38 psm). Achieved rent confirmed by George Dunicliff at FHP Property Consultants. (CoStar Research 12/11/2011)

Amenities:

Burglar Alarm, Carpeting

77**SOFTWARE AG HEADQUARTERS LOCOMOTIVE WAY DERBY DE24 8BY**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 18,000 sq ft (1,672 sq m)
Sign Date: 09/09/2011
Days on market: -

Asking Rent: -
Achieved Rent: £297,000 at £16.50 psf
Rates: -
Rent Free Period: -
Lease End Date: 08/09/2026

Breaks: 09/09/2021
Reviews: -

Other: Software AG (UK) Ltd
Tenant: Software AG (UK) Ltd

Notes:
 Software Ag (UK) Ltd has taken 18,000 sq ft (1,672.25 sq m) of ground, first and second-floor office space at The Point Locomotive Way from an undisclosed landlord on a new 15 year lease at £297,000 pa, equating to £16.50 psf (£177.60 psm), subject to a tenants' option to determine the lease in year 10. Deal taken from agent investment brochure.

75**HUDSON HOUSE 2 HUDSON WAY DERBY DE24 8HS**

Use(s): B1 Office/Business
Floor(s): 3
SF Leased: 9,942 sq ft (924 sq m)
Sign Date: 02/09/2011
Days on market: -

Asking Rent: -
Achieved Rent: £129,246 at £13.00 psf
Rates: -
Rent Free Period: 12 month(s)
Lease End Date: 01/09/2021

Breaks: 01/09/2016
Reviews: 01/09/2016

Landlord Agent: LaSalle Investment Management Ltd
Tenant: Deltarail Group Ltd
Tenant Agent: Unrepresented

Notes:
 Deltarail Group Ltd has taken 9,942 sq ft (923.64 sq m) of ground-floor office space at Hudson House from a private pension fund on a new 10 year lease at £129,246 pa, equating to £13.00 psf (£139.93 psm), subject to a rent review and a tenant option to break in year five. LaSalle Investment Management acted on behalf of the landlord. 12 months rent-free period was agreed. Deltarail Group Ltd was unrepresented. Achieved rent confirmed by Andrew Miller at LaSalle Investment Management.

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**BATEMAN COURT BATEMAN STREET DERBY DE23 8JQ**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 1,576 sq ft (146 sq m)
Grade: New or Refurbished
Sign Date: 01/09/2011
Days on market: 540

Asking Rent: -
Achieved Rent: £9,850 at £6.25 psf
Rates: -
Rent Free Period: -
Lease End Date: 31/08/2012

Breaks: -
Reviews: -

Landlord Agent: Raybould & Sons
 Martin Langsdale
 Tel :01332 295 555
 Fax :01332 669 363

Landlord Agent: Chartex
 Hugh Broadbent
 Tel :01773880012

Other: Ridley Thaw LLP
Other: ownbricks.com
Tenant: ownbricks.com

Notes:

Ownbricks.Com has taken 1,576 sq ft (146.41 sq m) of ground-floor office space within suite B from Ridley Thaw LLP on a new one year lease at £9,850 pa, equating to £6.25 psf (£67.27 psm). Raybould & Sons and Chartex acted on behalf of Ridley Thaw LLP. Ownbricks.Com was unrepresented. Achieved rent confirmed by Hugh Broadbent at Chartex.

Amenities:

Car Parking, Carpeting, Category 2 Lighting, Heating, Suspended Ceilings, WC's

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**BURDETT HOUSE BECKET STREET DERBY DE1 1JP**

Use(s): B1 Office/Business
Floor(s): 6
SF Leased: 9,276 sq ft (862 sq m)
Grade: Second Hand
Sign Date: 01/09/2011
Days on market: -

Asking Rent: £69,570 at £7.50 psf
Achieved Rent: £55,656 at £6.00 psf
Rates: -
Rent Free Period: -
Lease End Date: 31/08/2016

Breaks: -
Reviews: -

Landlord Agent: Salloway Property Consultants
 Marc Ballard
 Tel :01332298000
 Fax :01332299799

Landlord Agent: Wareing & Co
 Mark Thompson
 Tel :01926430700

Tenant: Ingeus UK Ltd

Notes:

Ingeus UK Limited has taken 9,276 sq ft (861.76 sq m) of ground, first and second-floor office space on a five year lease at £55,656 pa, equating to £6.00 psf (£65 psm). Wareing & Co, along with Salloway Property Consultants acted on behalf of the landlord. The quoting rent was £69,570 pa, equating to £7.50 psf (£80.73 psm). Achieved rent confirmed by Mark Thompson at Wareing & Co.

Amenities:

10 Car Parking Spaces, Passenger Lift(s), Reception, Security System

5**WOODLANDS LODGE 107 - 111 UTTOXETER NEW ROAD DERBY DE22 3NL**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 5,795 sq ft (538 sq m)
Sign Date: 01/09/2011
Days on market: -

Asking Rent: -
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Tenant: Picsolve Ltd

Notes:

Picsolve Ltd have taken 5,795 sq ft of office space over two floors from Victoria Properties on a confidential lease, expiring in August 2012. Victoria Properties represented themselves. Deal confirmed by Victoria Properties.

61**ROSEHILL BUSINESS CENTRE BUILDING A NORMANTON ROAD DERBY DE23 6RH**

Use(s): B1 Office/Business
Floor(s): 2
SF Leased: 331 sq ft (31 sq m)
Sign Date: 08/08/2011
Days on market: -

Asking Rent: £4,147 at £12.53 psf
Achieved Rent: -
Rates: -
Rent Free Period: -
Lease End Date: -

Breaks: -
Reviews: -

Landlord Agent: Rose Hill Business Centre Ltd
Other: Derbyshire First Investments Ltd
Other: Derby City Council

Notes:

An undisclosed tenant has taken 331 sq ft (30.75 sq m) of storage space (unit 30) for one month from Derbyshire First Investments Ltd and Derby City Council. Rose Hill Business Centre acted on behalf of Derbyshire First Investments Ltd and Derby City Council. The quoting rent was £4,147.43 pa, equating to £12.53 psf (£134.87 psm).