

2 Becket Street | Derby | DE1 1HT

Detached office building in Derby City – may suit alternative uses

328.96 m²
(3,541 ft²)

- Period two-storey office building
- City Centre location
- Suitable for a variety of uses; office studio, café, labs
- Immediately available on new lease terms
- Rent £15,000 per annum



TO LET



Location



Gallery



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Location



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Location

Derby is situated approximately 15 miles to the west of Nottingham by way of the A52 dual carriageway and 40 miles northeast of Birmingham by way of the A38 dual carriageway.

The property is situated on Becket Street, within Derby City Centre. Becket Street adjoins the Wardwick to the North and Macklin Street to the south.

The Wardwick is one of Derby's primary leisure pitches, and Macklin Street provides a mixture of residential and secondary retail.

There are several residential and student schemes within close proximity, catering to some of the 60,000 students across Derby University and Derby Colleges.

The Property

The premises comprises an attractive Grade II Listed building. The accommodation provides a mix of cellular and open plan offices over two floors. There are kitchen and WC facilities along with disabled access to the ground floor. The accommodation provides good sized rooms with high ceilings and large windows, providing excellent natural light.





Accommodation

The premises comprise the following approximate net internal floor areas:

	m ²	ft ²
Total	328.96	3,541

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Rent

The property is available to let on a new lease for a term to be agreed at a rent of:

£15,000 per annum

All figures quoted are exclusive of VAT.





Business Rates

The property has the following Rateable Value:

£21,250

(The current small business multiplier is 49.9p, however all interested parties are advised to make specific enquiries of the Local Billing Authority).

Planning

The current planning use is Class F1 (learning and non residential institutions). All interested parties are advised to make enquiries of the local authority.

VAT

We confirm all figures quoted are exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.



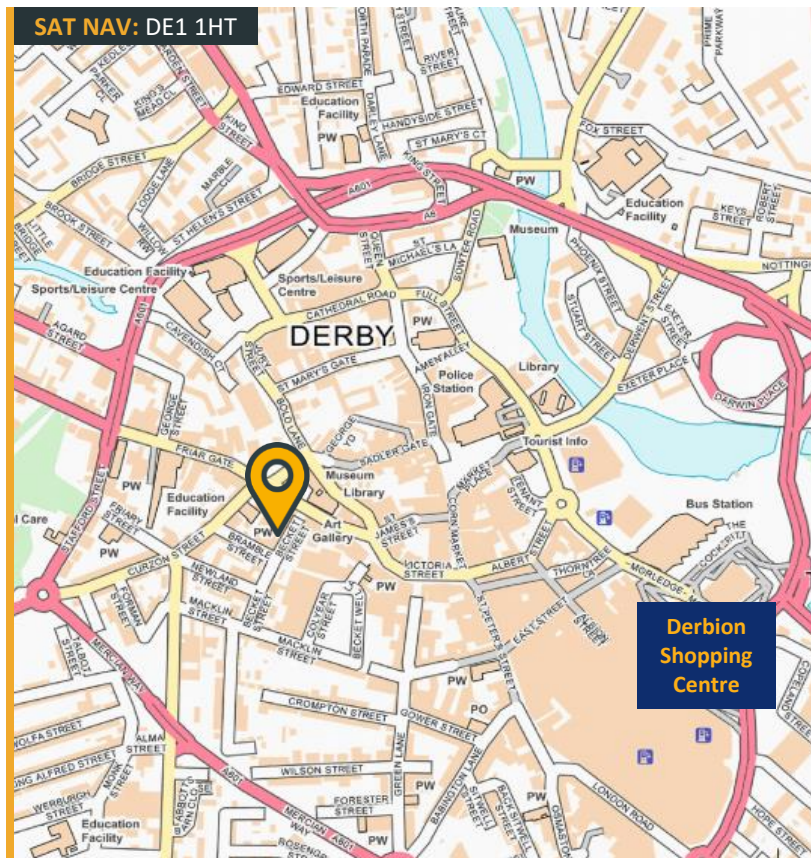
Location



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Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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