

High quality modern ground floor office suite situated in Derby City Centre, close to local amenities

195m²
(2,098ft²)

- Open plan office accommodation with large meeting room
- Collaborative work spaces
- Four on site car parking spaces with more available
- Local amenities within the immediate vicinity
- Immediately available by way of new lease
- Rent £20,000 per annum



TO LET



Location



Gallery



Contact

Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45-minute drive time. The city is also home to Derby University, where approximately 28,964 students are enrolled.

The premises occupy a prominent position on Friar Gate within Derby City Centre. Friar Gate has long been established as a professional office location in the city centre.

Over recent years the area has become increasingly popular as a “City Living” location with the adjacent Heritage Gate complex.

The Property

The premises are situated on the ground floor. The accommodation provides open plan office space with a large meeting room and collaborative workspaces.

The office presents well benefitting from a modern specification including:

- Air conditioning
- Meeting room
- Small collaborative rooms
- Suspended ceilings with inset LED lighting
- Fully fitted kitchen
- On site parking





Accommodation

The premises comprise the following approximate net internal floor areas:

NIA	m ²	ft ²
Total	195	2,098

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract).

Business Rates

From investigations on the Valuation Office Agency website, we understand the following:

Rateable Value: £19,750

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority.

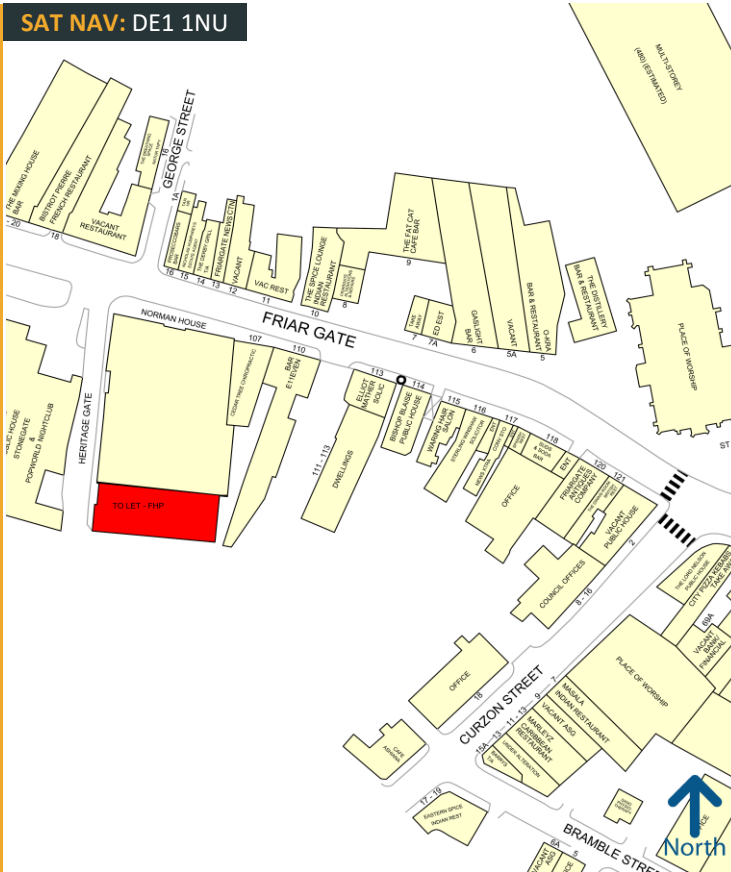
Service Charge

A service charge is payable. The premium for the current year is £2,500 per annum plus VAT.

EPC

A copy of the Energy Performance Certificate is available upon request.

SAT NAV: DE1 1NU



Lease Terms

The offices are available to let by way of a new lease for a term to be agreed at a rental of:

£20,000 per annum

VAT

We confirm all figures quoted are exclusive of VAT.

Further Information

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

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Harry Gamble

07398 443 828

harry.gamble@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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Please click here to read our "Property Misdescriptions Act". E&OE.