

1 St James Court | 77 Friar Gate | Derby | DE1 1BT

Detached three storey office building in Derby's professional quarter

417m²
(4,499ft²)

- Prestigious courtyard development
- Established professional location
- Conveniently located in Derby City Centre
- Mix of open plan and cellular office accommodation across three floors
- 5 minute walk from Derby's main retail and leisure amenities
- On-site car parking
- Price – £525,000



FOR SALE



Location



Gallery



Contact





Location



Gallery



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Location

1 St James Court, is located within St James Court, an established office location just off Friar Gate in Derby City Centre. The property occupies a highly accessible position within a 5 to 10 minute walk from Derby's main retail and leisure amenities. The property is located within a prime professional location with a concentration of solicitors, accountants and other professional services.

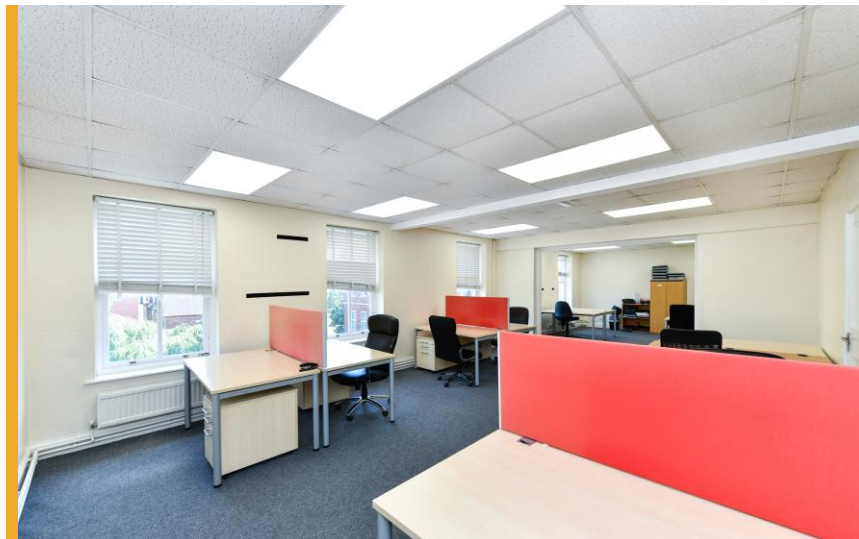
The property benefits from excellent transport links. Situated with direct access onto the A38 via Friar Gate, ultimately leading to the M1 Motorway alongside excellent access to the A52 towards Nottingham.

Property

The property comprises a detached self-contained three storey office building. Internally the property provides a hallway leading to ground floor cellular office rooms with kitchen and WC facilities. The first and second floor provide a further mix of open plan and cellular office accommodation.

The full specification includes:-

- Gas heating
- Replacement LED lighting
- Perimeter trunking
- Parking for approximately 8 vehicles with an overflow car park nearby
- Courtyard environment





Location



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Accommodation

The property provides the following approximate net internal floor area:

	M ²	Ft ²
Ground floor	130	1,406
First floor	126	1,362
Second floor	135	1,458
Basement	25	273
Total	417	4,499

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

Business Rates

The property's rateable value is available upon request.

Interested parties must rely on their own enquiries of the local planning authority Derby City Council.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of 86(D).

VAT

VAT will be payable upon the rent at the prevailing rate.



Location



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Planning

The property sits within the administration of Derby City Council. Planning enquiries should be directed to the planning department at Derby City Council.

The property was originally consented for B1 use.

Service Charge

A service charge will payable for common areas of the courtyard. Please contact the agents for further information on the annual budget.

Legal Costs

Each party to pay their own legal and professional costs incurred with this transaction.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.





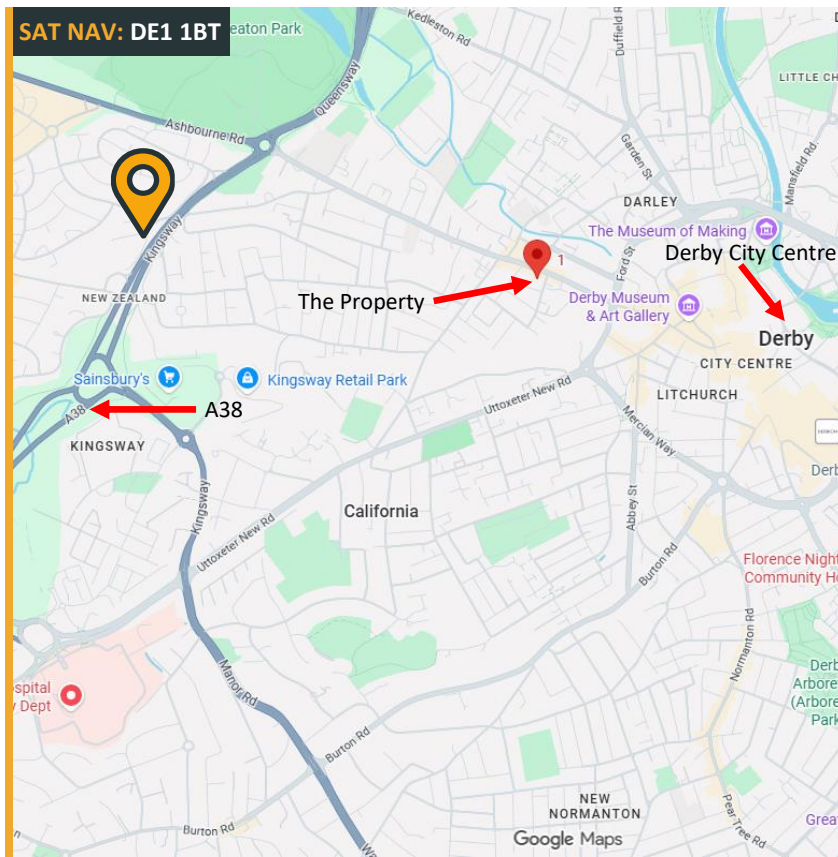
Location



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Price

The property is available for a price of:

£525,000

(Five hundred and twenty-five thousand pounds)

VAT

VAT will be payable upon the rent at the prevailing rate.

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

Darran Severn

07917 460 031

darran@fhp.co.uk



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31/07/2026

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.