

## To Let

# Self-Contained 3 Storey Office Building

**5,980 sq ft (555.54 sq m)**

10 – 11 St James Court, Friar Gate, Derby, DE1 1BT



- A modern office building constructed in Georgian style
- 15 car parking spaces
- Air conditioning to ground and first floors
- Part cellular – part open plan configuration

01332 295555

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## Location

St James Court is a modern development of Georgian style offices located at the junction with Friar Gate and Larges Street within the Friar Gate Conservation Area.

Friar Gate forms part of the inner ring road and leads directly into Ashbourne Road (A52) which, in turn, connects with the A38, at Markeaton Island, approximately 1 mile to the west.

Junction 25 of the M1 motorway is located approximately 8 miles to the east and Derby's railway Station is situated approximately 2.4 miles from the property.

## The Premises

The premises comprise two adjoining, and interconnecting, three storey office buildings occupying a prominent end of row position within St James Court.

Internally, the accommodation currently presented in a part open plan and part cellular format (indicative floorplans are provided for illustrative purposes only and are not to scale).

The offices are finished to a good specification including:

- Air conditioning to ground and first floors
- Suspended ceilings with Cat II/spot lighting
- Carpeted office floors
- Perimeter trunking
- Ground floor boardroom/meeting room
- 15 car parking spaces

## Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Ground Floor	1,980 sq ft	(183.94 sq m)
First Floor	1,930 sq ft	(179.30 sq m)
Second Floor	2,070 sq ft	(192.30 sq m)
<b>Total Net Internal Area</b>	<b>5,980 sq ft</b>	<b>(555.54 sq m)</b>

## Services

We believe all mains services are available and connected.

A replacement air conditioning system (heating and cooling) was installed, circa 2015, to the ground and first floors.

Although there are central heating radiators throughout the property, we are informed that the system is not functional.

Tenants should make their own investigations to ensure that the capacity of the mains services is adequate for their specific requirements.

## Town & Country Planning

We believe that the premises have a permitted use falling within Class E of the Town & Country (Use Classes) Order 2021.

Interested parties must make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

## Non-Domestic Rates

We have inspected the online Rating List and note that the property has been assessed as follows:

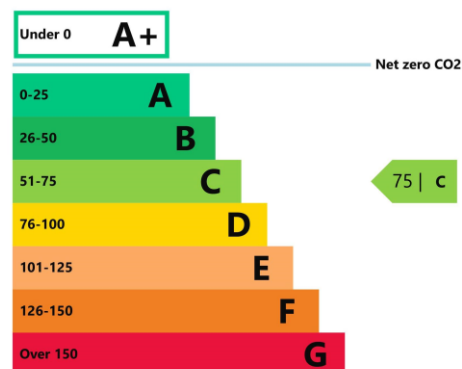
Rateable Value £48,750 (from 1<sup>st</sup> April 2023)

This is not what you will pay.

Interested parties should make their own enquiries of Derby City Council to determine actual liability.

## Energy Performance Certificate (EPC)

The Premises have been assessed as follows:



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### Terms

The premises are offered to let by way of a new sub - lease drawn on a Full Repairing and Insuring basis for a term of years to be agreed but expiring no later than December 2033.

Further details are available from the Letting agents.



### Rent

£59,950 per annum exclusive

### VAT

We are advised that VAT will be payable on the rent and any charges.

### Costs

Each party to be responsible for their own legal and other costs incurred in this transaction.

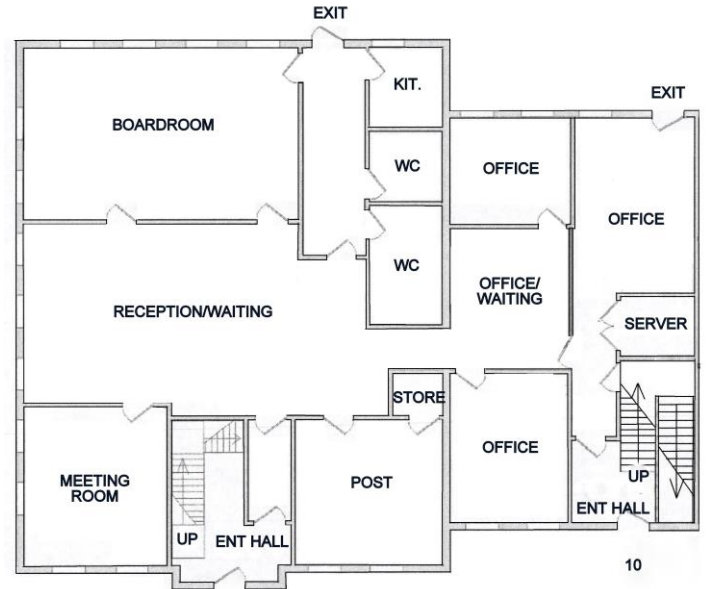
### Viewing

All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

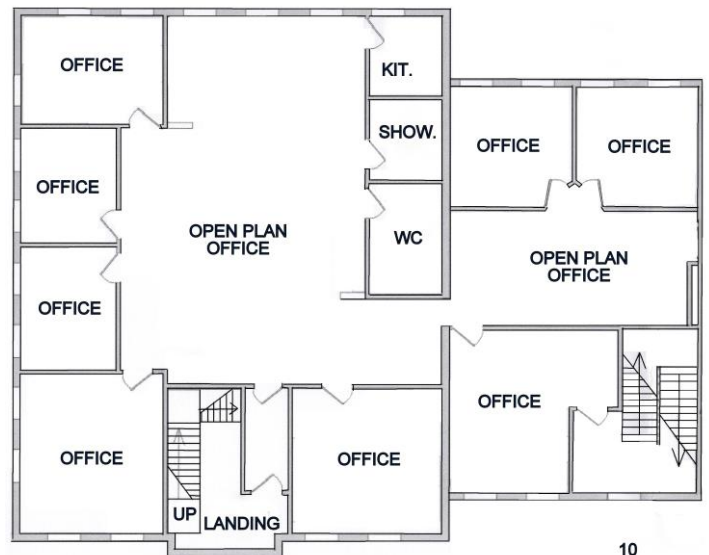
Contact: Martin Langsdale

Tel: 01332 295555

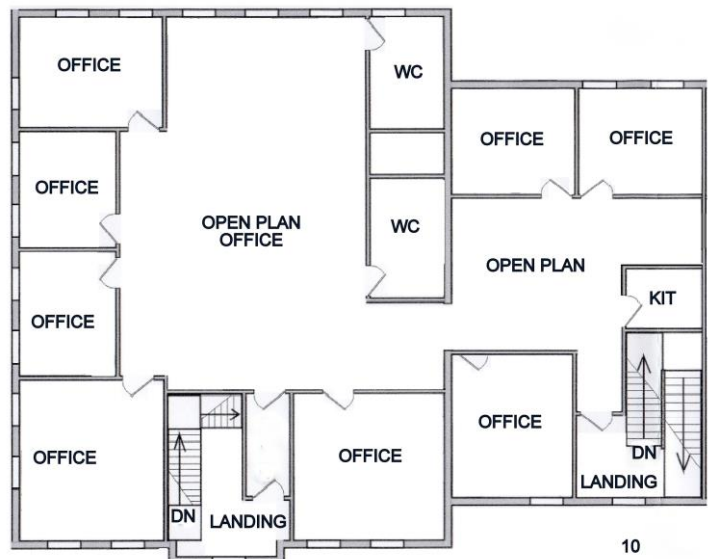
Email: martin@raybouldandsons.co.uk



Ground Floor layout – do not scale

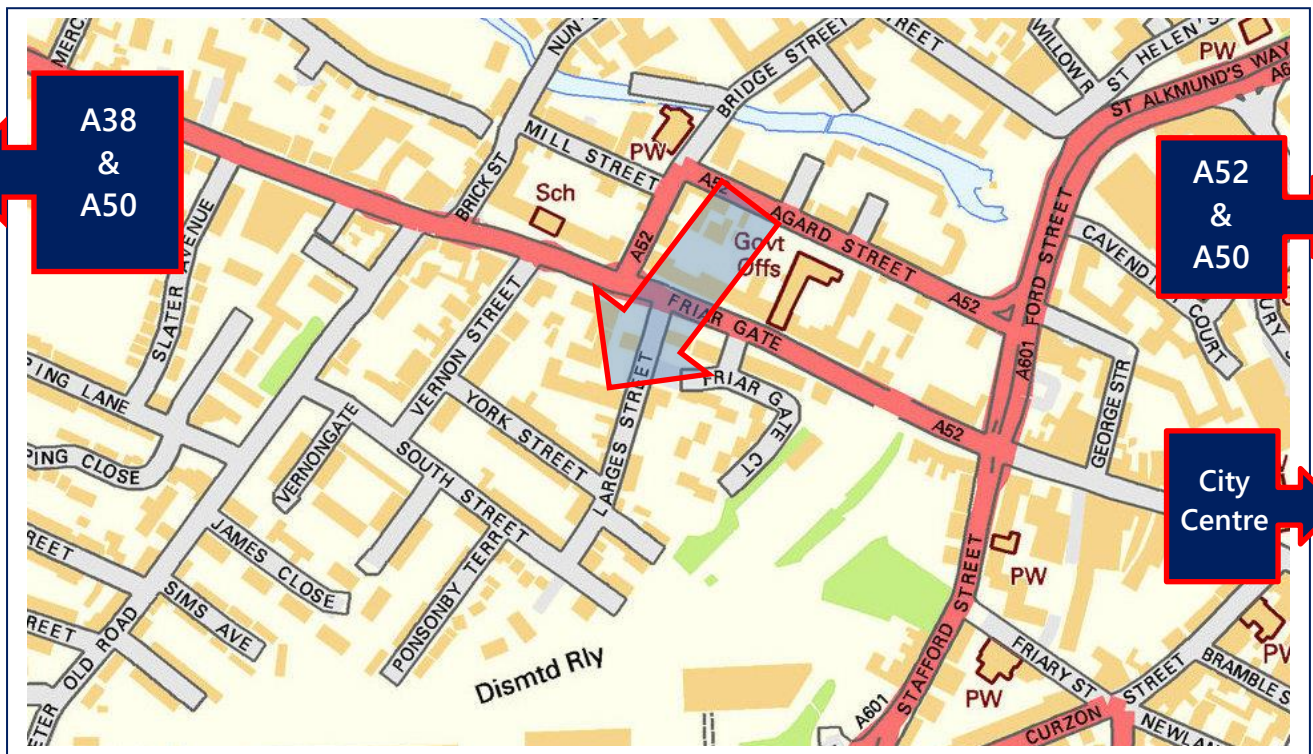


First Floor layout – do not scale



Second Floor layout – do not scale

**Subject to contract and availability**



Misrepresentation Act 1991

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