

TO LET

First and Second Floor Offices

116a Friar Gate, Derby, DE1 1EX



- Self-contained first and second floor offices at 146.5 sq. m./ 1,576 sq. ft.
- Cellular offices with reception, WCs and kitchenette.
- Ground floor entrance off Friar Gate.
- Dedicated car parking to the rear.

RENTAL: £9,500 Per Annum Exclusive

**01332
200232**

Location

The property is located on Friar Gate in the heart of the Friar Gate conservation area, within a comfortable walk of the facilities on offer in Derby City Centre.

Friar Gate (A52) is a main arterial route leading west out of Derby and connects Derby City Centre with the A38 at the junction with Ashbourne Road and Markeaton island.

The area is characterised by a number of fine period buildings, many dating from the Georgian era and which are now converted to use as professional offices.

Description

The property comprises a self-contained office premises over first and second floors within a larger period building with entrance off Friar Gate.

Internally there is a reception, individual cellular offices and WC and kitchen facilities.

There are dedicated car parking spaces in the rear car park, with access from Curzon Street.

Services

We understand that all mains services are connected to the property.



Accommodation

Floor	Description	sq mtrs	sq ft
First	Reception	19.9	215
	Office	14.7	158
	Office	16.4	177
	Office	22.8	246
	Office	16.7	179
Second	Office	15.8	170
	Welfare	20.0	216
	Store	20.0	216
Total:		146.5	1,576

Rates

The Rateable Value of the Property is £12,250

Lease Terms

The premises are offered to let by way of new full repairing and insuring lease terms for a negotiable term of years, subject to three or five yearly rent reviews were appropriate.

Rental

£9,500 per annum exclusive of rates and all other outgoings.

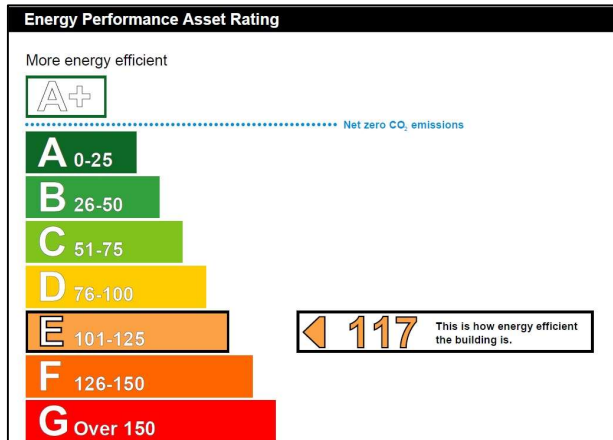
VAT

VAT is **applicable** at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal fees.

EPC



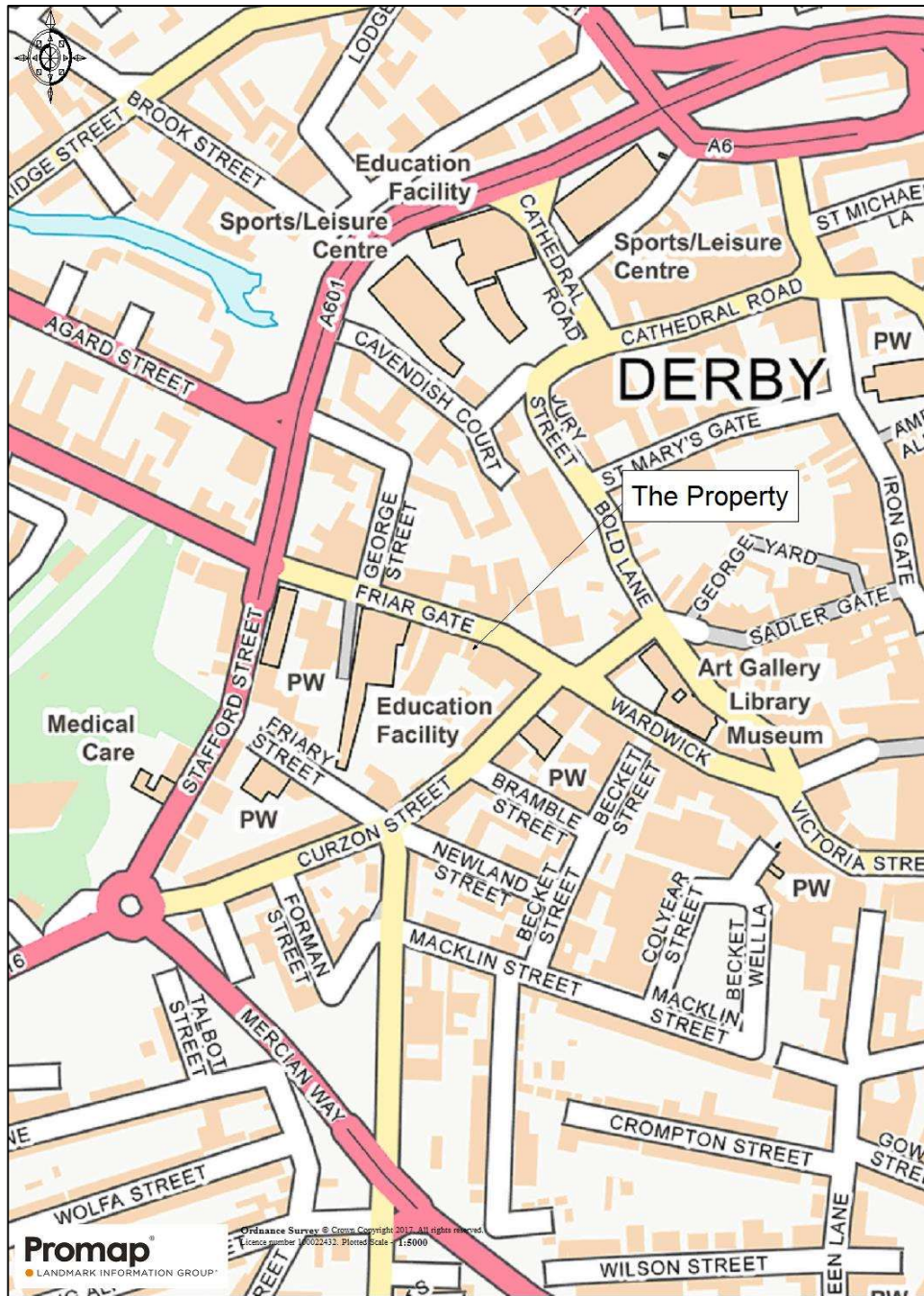
Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

Email:
enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.