

TO LET

First and Second Floor Offices

117a Friar Gate, Derby, DE1 1EX



- Self-contained first and second floor offices within attractive Georgian building
- Net Internal Area 233.8m²/ 2,516ft²
- Ground floor entrance and reception off Friar Gate
- 4 Car parking spaces to the rear

RENTAL: £19,500 per annum exclusive

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 traditional three storey brick building with self-contained ground floor entrance/reception area and first and second floor offices.



Internally there are WC facilities on the first floor and the second floor features a kitchenette and WC facilities.

There are 4 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

Description	sq mtrs	sq ft
Front Office 1	34.9	375
Front Office 2	25.4	274
Rear Office 1	18.3	197
Rear Office 2	13.6	146
Rear Office 3	10.6	114
Rear Office 4	51.3	552
Less:	-4.5	-48
Front Office 1	35.1	378
Front Office 2	26.0	280
Rear Office	23.1	249
Storage etc	20.6	221
Total Net Internal Area	233.8	2,516

Rates

The Rateable Value of the Property is £12,750

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.

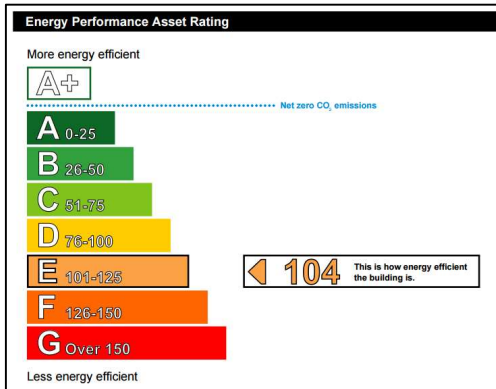
Rental

£19,500 per annum exclusive of rates and all other outgoings.

Legal Costs

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

EPC



Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

Email:
enquiries@davidbrownproperty.com

VAT

VAT is applicable at the prevailing rate.

IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

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

