

TO LET

Quality Office suite with Parking

First Floor, 24-28 St Peters Churchyard, Derby, DE1 1NN



- Good quality first floor office suite of **170.8 sq.m./ 1,838 sq. ft.**
- Internal specification including central heating, suspended ceilings and LED lighting.
- Dedicated car parking for 2 vehicles.
- Kitchen and W/C facilities included.

NEW LEASE: £15,000 P.A.X.

**01332
200232**

Location

St Peters Churchyard is a partially pedestrianized thoroughfare linking St Peter's Street to Green Lane, in the heart of Derby City Centre. The subject property is situated on the north side of the road, close to the junction with Green Lane.

The road is to form a main point of pedestrian access from the bus station at Riverlights to the new 3,500 seat 'Becketwell Arena' performance venue.

Description

The property comprises a first-floor office suite within a larger, attractive 3 storey mid-terrace property of full brick elevations beneath a pitched tiled roof.

The suite provides an open plan space, a partitioned meeting room, partitioned office/store and a kitchen. There are shared male and female W/C facilities located within the communal stairwell.



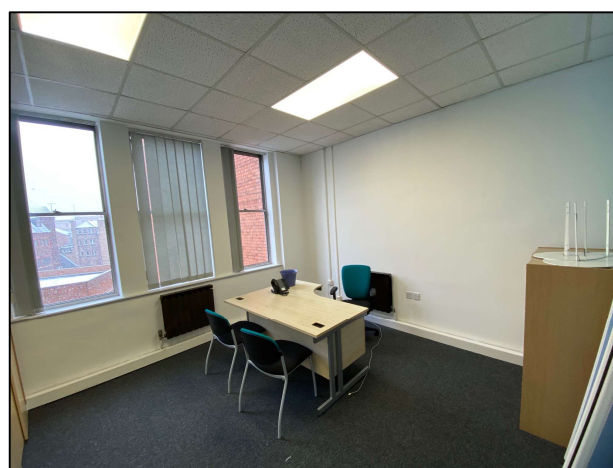
Internally the property offers high specification office benefitting from carpeted floors, painted plaster walls, suspended ceilings, LED lighting and gas fired radiators.

The property has 2 dedicated on-site parking spaces within a shared rear car park.

Accommodation

We have measured the property according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Office	146.2	1,573
Kitchen	5.7	62
Office/Store	18.9	204
Total Net Internal Area:	170.8	1,838



Services

Mains electricity, gas, water and drainage are connected to the property.

Rent

£15,000 per annum, exclusive.

VAT

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

Service Charge

A service charge will be payable by the tenant for the maintenance of common areas not included within the demise. We understand the cost of this is £960.00 + VAT Per annum.

Buildings Insurance

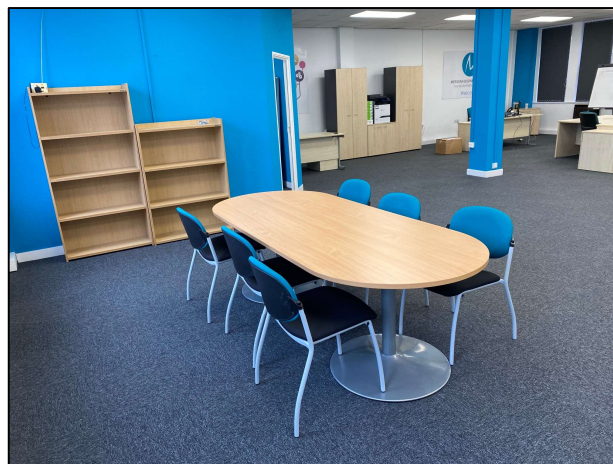
We understand the buildings insurance premium is approximately £400.00 + VAT per annum.

Rates

The property has a rateable value of £12,250 in the 2023 rating list.

Tenure

The premises are available on new full repairing and insuring lease terms for a term to be negotiated, subject to rent reviews where appropriate.



EPC

In preparation.

Legal Costs

Each party is to be responsible legal costs in connection with this transaction.

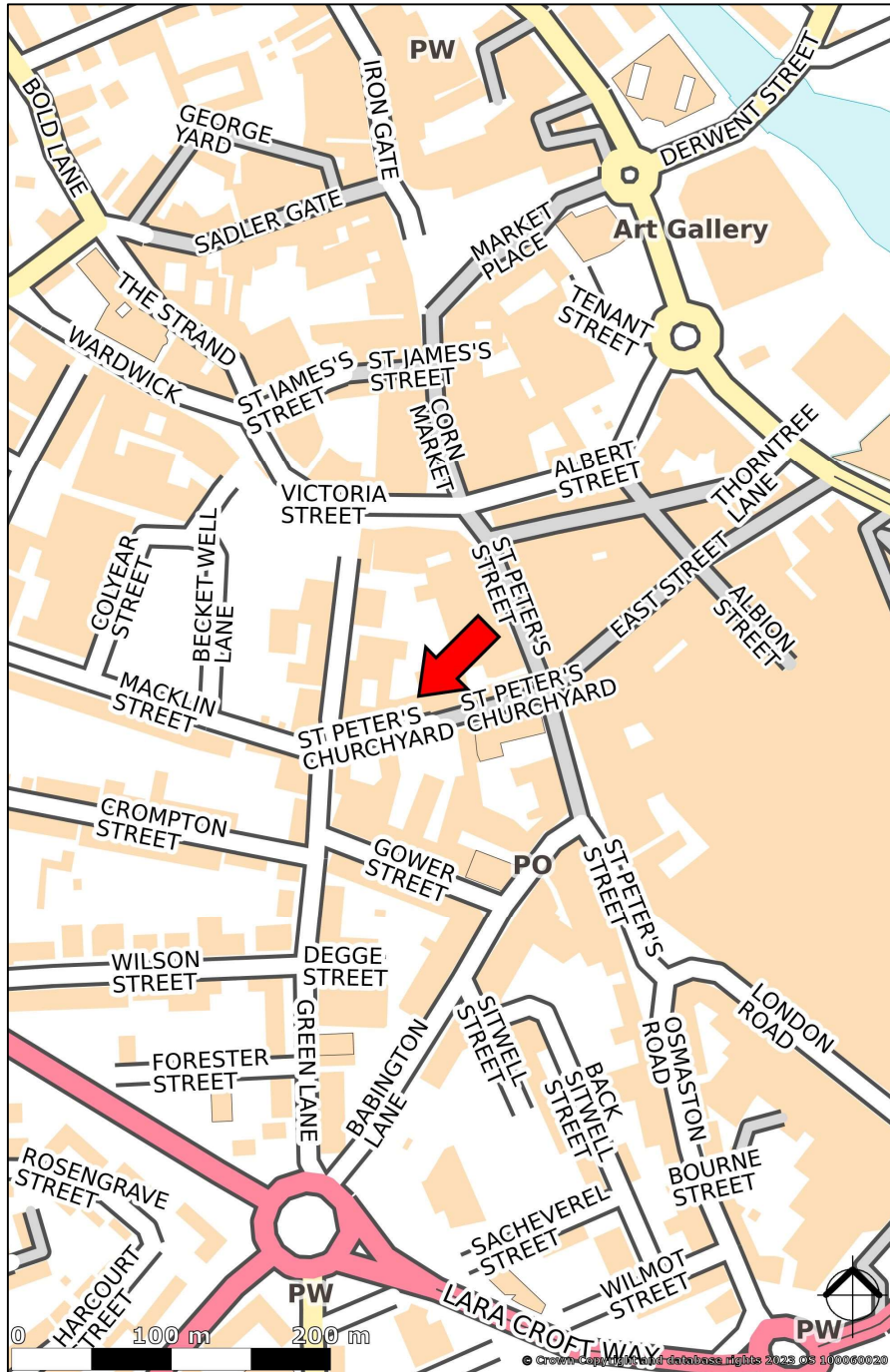
Viewing

Viewing is strictly via appointment with sole agent:

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.