

TO LET

City Centre Office Suite

Office 7, 1 College Place, Derby, DE1 3DY



- Second floor office suite in attractive period building extending to approximately 43.0 m² / 463 sq.ft.
- Centrally located in the historic 'Cathedral Quarter'.
- Communal kitchen, meeting room and WCs.
- 1 designated car parking space.

RENT: £8,500 P.A.X.

Location

The property is located on Full Street in the heart of the Cathedral Quarter in Derby City Centre.

Full Street provides quick access to the inner ring Road (A601) and the main arterial routes out of the city including the A6 to the north and the A52 to the east.

The area is characterised by a number of fine period buildings including Derby Cathedral and the Silk Mill Museum. Cathedral Green, a public open space, is located to the front of the property.

Description

The property comprises a self-contained second floor office suite within 1 College Place, a Grade II listed period building of rendered brick elevations beneath a pitched slate roof.



The office provides an open plan room with carpets, painted plaster walls, timber sash windows, radiators and artificial lighting.



The occupier would have the use of a communal meeting room, communal kitchen and communal WCs within the rental.

Externally the property has 1 car parking space in the communal car park. There are various public car parks a short walk from the property.

Accommodation

We have measured the office according to the basis of Net Internal Area (NIA). Total Net Internal Area – **43.0 sq.m. / 463 sq.ft.**

Services

It is understood that mains electricity, gas, water and drainage services are connected to the property. The costs associated with these services would be re-charged to the tenants monthly based

upon floor area occupied as a proportion of the total occupied floor area at the date of calculation.

Rateable Value

The property appears to have a rating assessment known as 'Meeting Room at 1 College Place, Derby, DE1 3DY' with a rateable value of £3,200. Occupiers may qualify for 100% Small Business Rates relief subject to eligibility and successful application with the local authority.

Tenure

The suite is available to let for a minimum period of 12-months. One month's rent is required as a deposit.

Lettings are by way of a simple, user-friendly licence agreement and can therefore be effected quickly.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser.

Rent

£8,500 per annum, exclusive of business rates, VAT and all other outgoings.

Legal Costs

A simple one-off administrative fee of £295 + VAT is payable by the incoming occupier for the preparation and execution of the licence agreement.

VAT

VAT *is* applicable at the prevailing rate.

EPC

In preparation.

Viewing

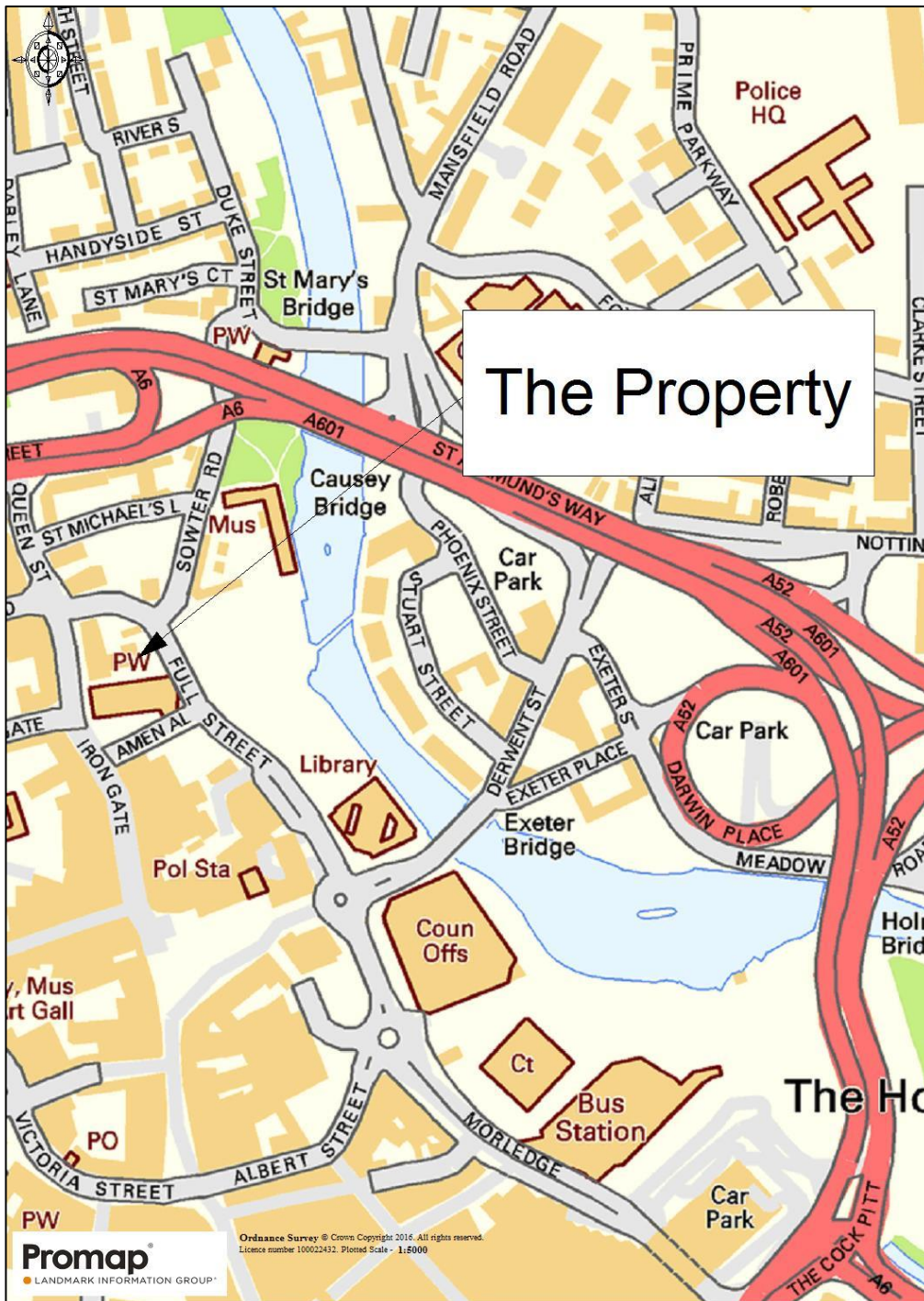
Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

E-mail:

info@davidbrownproperty.com



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 a n 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.

David Brown Commercial, Third Floor, 35/36 Iron Gate, Derby DE1 3GA

Tel: 01332 200232

Fax: 01332 200231

Web: davidbrownproperty.com



Surveyors • Agents • Valuers