

TO LET

Office Suite / 'Rent a Desk'

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



- Single office / desks to rent in the historic 'Cathedral Quarter'.
- Independent ground floor entrance from Iron Gate with passenger lift access.
- Communal WCs, kitchen and use of meeting room.
- Car parking available (by separate negotiation).

RENT: From £125 pcm

**01332
200232**

Location

Iron Gate forms part of the Cathedral Quarter area of Derby and is a fashionable, partially pedestrianised street, providing high quality niche retail, professional services and leisure facilities within an historic setting close to Derby Cathedral.

The property is close to many City Centre public car parks including the Assembly Rooms, Babington Lane and Bold Lane.

The premises are located within the Cathedral Quarter Business Improvement District (BID). For further information on this area is available at www.derbycathedralquarter.co.uk.

Description

The premises are accessed directly from Iron Gate and comprise a single office and / or desks to rent within a modern office building, benefiting from passenger lift access.



Desks to rent

There is single office available together with four 'rent a desk' workstations available on the third floor.

The occupiers will benefit from communal WCs, kitchen and would have use of the meeting room on a first come first served basis.



Single Office

Car parking spaces may be available by separate negotiation.

Accommodation

The single office extends to 116 sq.ft. The desks are situated within an open-plan office area so there are floor areas reported for these.

The office / desks are offered on all-inclusive terms, with a single monthly payment inclusive of:

- Rates
- Water rates
- Heating and air conditioning

- Electricity
- Buildings insurance
- Cleaning of common areas
- Telecom entry system (communal)

Tenure

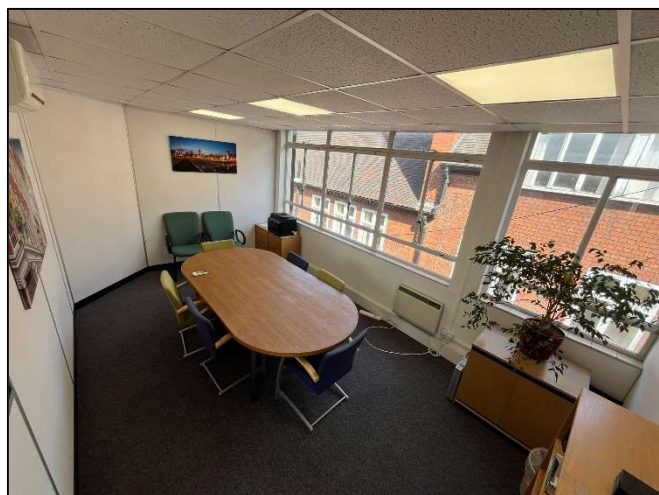
The suites are available to let for a minimum of a six-month period. One month's rent is required as a deposit. Lettings are by way of a simple, user friendly licence agreement and can therefore be effected extremely quickly.

Rent

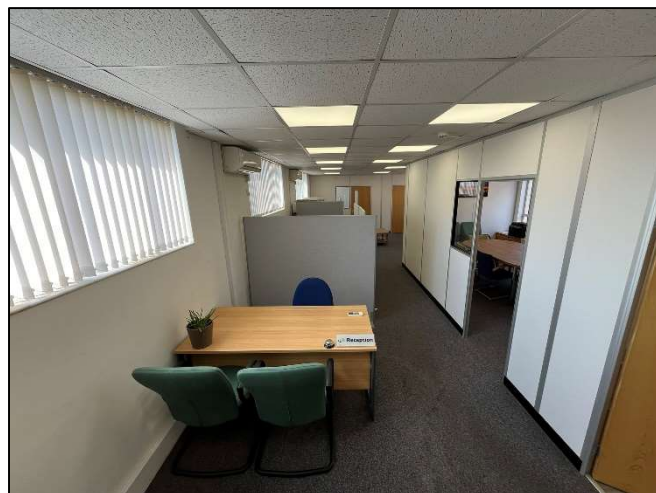
The single office suite is available for **£200 per calendar month** (no parking space). The desks are available for **£125 per calendar month** (no parking space). No VAT.

Use

The property is suitable for professional uses.



Meeting room



Communal Areas

Legal Costs

A simple one-off administrative fee of £295 + VAT is payable upon application to include preparation and execution of the licence agreement.

Connected Party

Potential tenants are advised that the landlord is a connected party to David Brown Commercial for the purposes of the Estate Agents Act.

Viewing

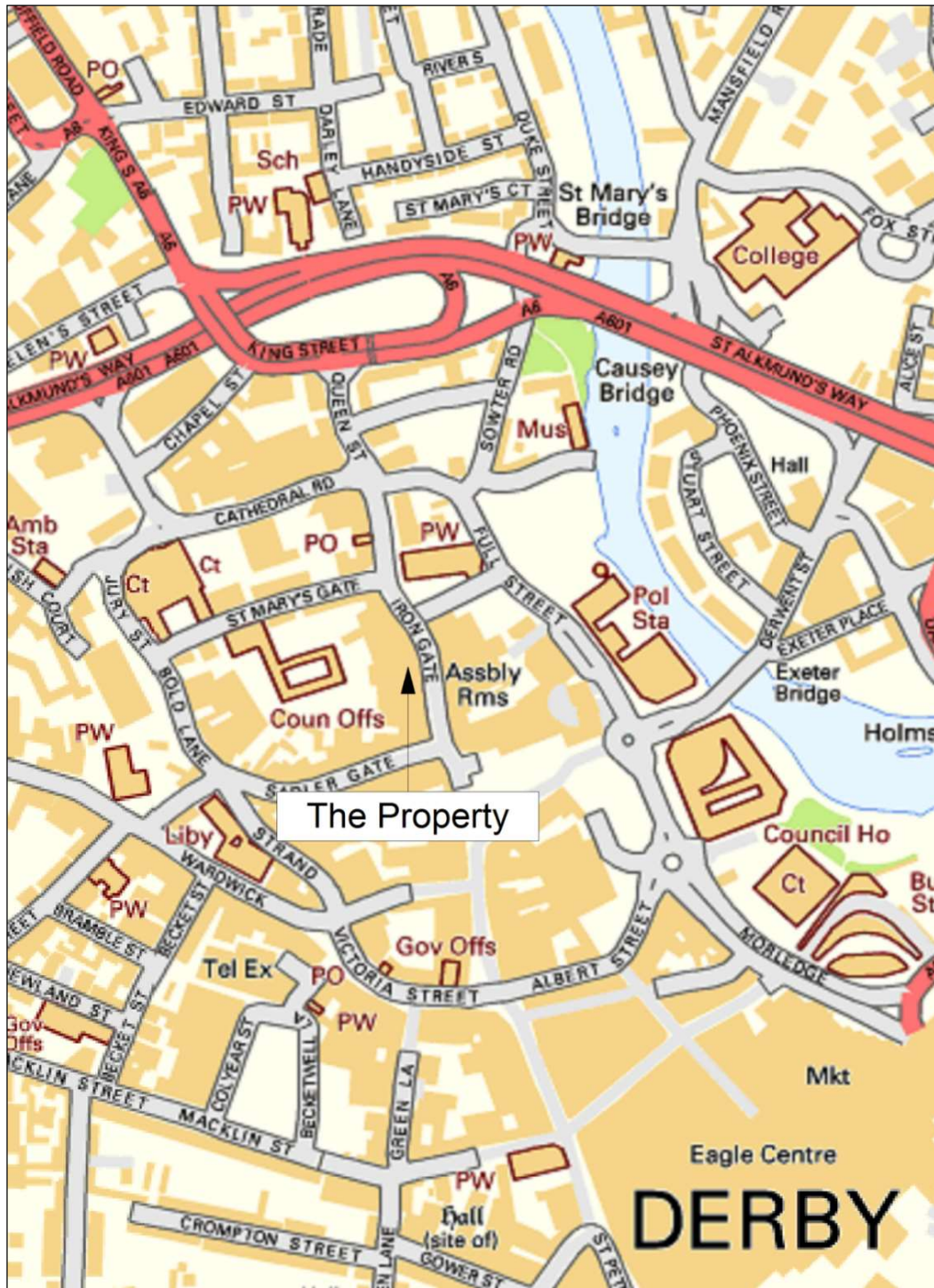
Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

E-mail:

info@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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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.