

TO LET

Office Suite with Parking

Second Floor, 6 St James Court, Derby, DE1 1BT



- Total Net Internal Area: **62.2 sq.m / 670 sq.ft.**
- Located in an attractive modern office development.
- 1 designated off-road car parking space.
- Easy access to A52 and A38 trunk roads.
- Walking distance from Derby City Centre.
- Available immediately on new lease terms.

RENTAL: £12.50 per sq.ft. P.A.X

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Location

St James Court is an attractive, purpose-built, office development situated in the historic Friar Gate conservation area some 0.7 miles from Derby City Centre.

Accessibility is excellent, the scheme is located just off Friar Gate (A52), an arterial route that provides a quick connection to the A38 trunk road at the Markeaton Island.

The Friar Gate area generally is characterised by a number of attractive period buildings, many of which have been converted for use as professional offices together with modern offices.

The established business location has a number of amenities close by and the city centre is just 10 minutes' walk away.

Description

The property comprises a self-contained second floor office suite within a modern, purpose built three storey office of full brick elevations beneath a pitched tiled roof.

The property benefits from a communal boardroom and WCs on the ground floor as well as more communal WCs on the first floor.

The second floor provides an open plan office space with a kitchen.

The property benefits from gas fired central heating, carpets, suspended ceilings incorporating CAT II fluorescent lighting, perimeter trunking, intruder and fire alarm, emergency lights and timber windows.

Externally there is 1 designated off-street car parking space.

Services

All mains' services appear to be connected to the property. The occupier is to be responsible for the payment of electricity and gas. This is based upon % floor area occupied as a proportion of total floor area of 6 St James Court.

Accommodation

Floor areas are reported according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Office space	62.2	670
Total Net Internal Area:	62.2	670

Planning

We understand that the property has consent for use class E, professional offices.

Rates

The Valuation Office Agency website indicates that the property has a rateable value of £3,950 in the 2023 rating list. The occupier would benefit from 100% small business rates relief, if eligible.

Lease Terms

The property is available on a new internal repairing and insuring sub-lease for a negotiable period of years subject to rent reviews where appropriate. The sub-lease will be contracted outside of the Landlord and Tenant Act 1954.

Rent

£12.50 per sq.ft. P.A.X, exclusive rates and other outgoings / £8,375 per annum exclusive.

VAT

VAT will be applicable at the prevailing rate.

Deposit

A deposit may be payable.

Service Charge

A service charge is payable for shared building services and repair and maintenance of the common parts. This includes the following: cleaning of the common parts, sanitary consumables and water rates. The current service charge is £150 per calendar month and is variable depending on what is provided.

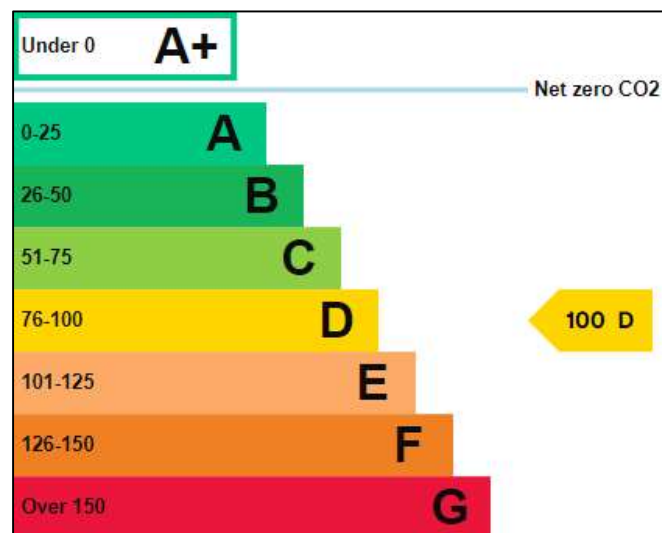
Broadband

The property has broadband connected available at £65 per calendar month.

Legal Costs

Each party is to be responsible for their own legal charges in the transaction.

EPC



Viewing

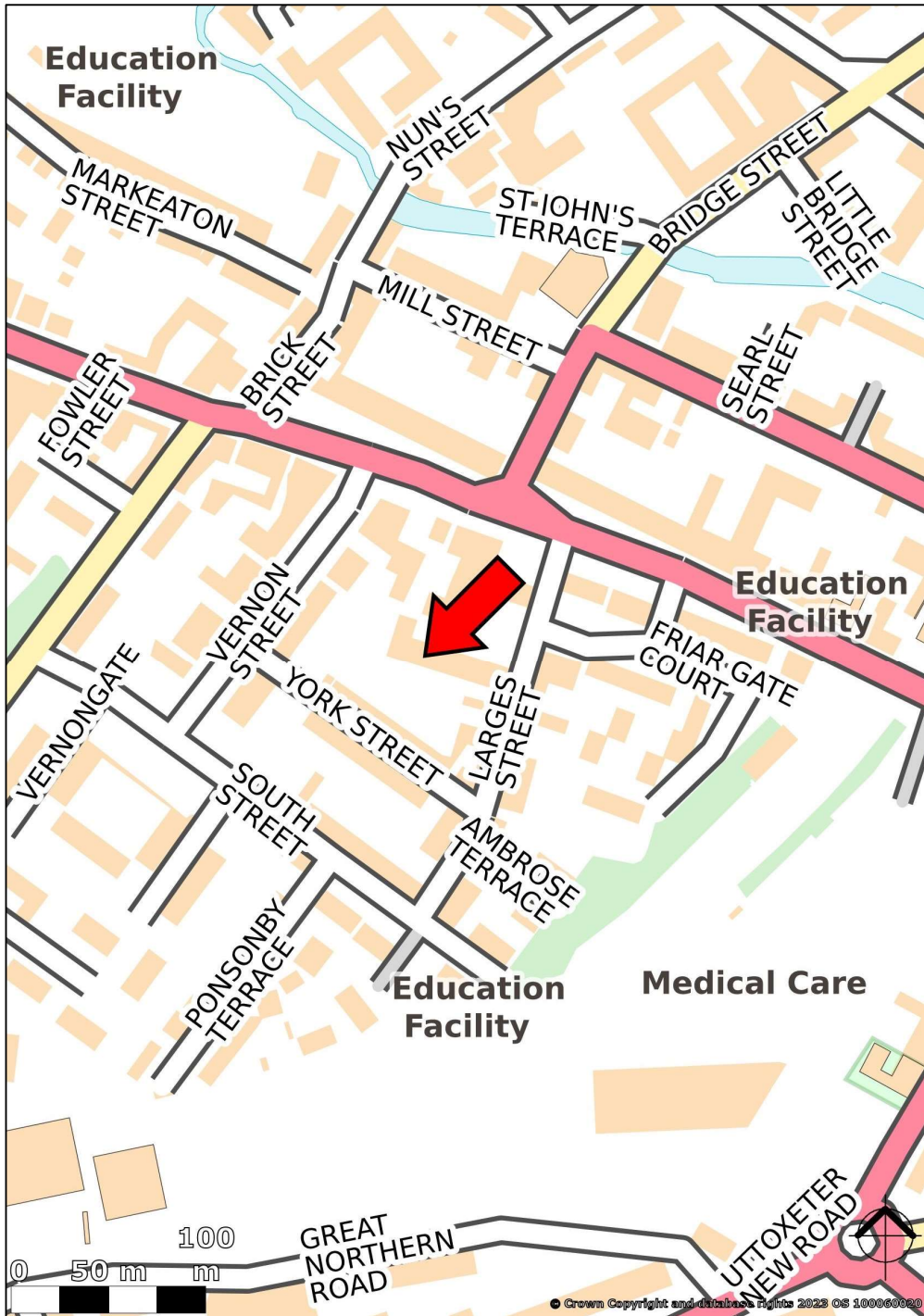
Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email:

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.