

# TO LET

## Exceptional Quality Character Office Suite

Unit 4 Darley Abbey Stables, Abbey Yard, Derby, DE22 1DS



- Self-contained first floor office suite within Grade II listed former Stables.
- Total Net Internal Area **36.5 sq.m. / 393 sq.ft.**
- High quality internal specification with exposed beams, carpets, dado trunking and gas fired radiators.
- Dedicated car parking.
- Situated within Darley Park and close to Darley Abbey Village.

**RENT: £7,250 P.A.X.**

**01332  
200232**

## Location

Darley Abbey is a popular village and suburb of the City of Derby.

Road communications are good, the nearby A6 provides a quick connection to the A38 trunk road and the city of Derby.

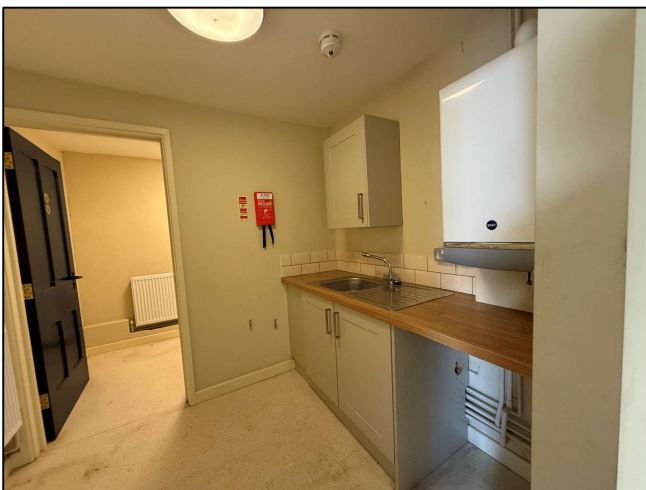
Darley Abbey Stables are situated within Darley Abbey Park accessed from Darley Abbey village by New Road and Abbey Yard.

## Description

Darley Abbey Stables is a Grade II listed former stable block that has been subject to an extremely high-quality redevelopment to create eight units set in an attractive courtyard with direct pedestrian access to Darley Park.

The Subject property comprises a self-contained first floor office suite with car parking.

Internally the property offers high specification office accommodation providing an open plan office with a kitchenette and WC.



The specification includes carpets, painted plaster walls, gas fired radiators, timber sash windows, exposed beams and modern lighting and fittings.

The property has dedicated car parking within the communal car park.

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition (2018) and report according to the basis of Net Internal Area (NIA):

Floor	Description	sq.m.	sq ft
First	Offices inc kitchen	36.5	393
First	WC	-	-
<b>Total NIA</b>		<b>36.5</b>	<b>393</b>



## Services

Mains electricity, gas, water and drainage are connected to the property. The occupier is responsible for any utilities used at the property and will be billed by the landlord based on usage.

## Rent

**£7,250 per annum exclusive (P.A.X.)**

## Rent Deposit

A rent deposit equivalent to three months rent is to be held by the landlord as a deposit.

## Service Charge

A service charge will be payable by the occupier for shared buildings services and maintenance and insurance. The current service charge is £175 plus VAT per quarter.

## VAT

VAT is applicable at the prevailing rate.

**Rates**

The property has a rateable value of £3,600 in the 2023 rating list. Eligible occupiers would therefore benefit from small business rates relief and no rates would be payable. Occupiers should make their own enquiries with Derby City Council.

**Tenure**

The premises are available on new effective full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

**EPC**

The property has an EPC rating of 'D-91' valid until 6<sup>th</sup> April 2030. A copy is available upon request.

**Legal Costs**

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

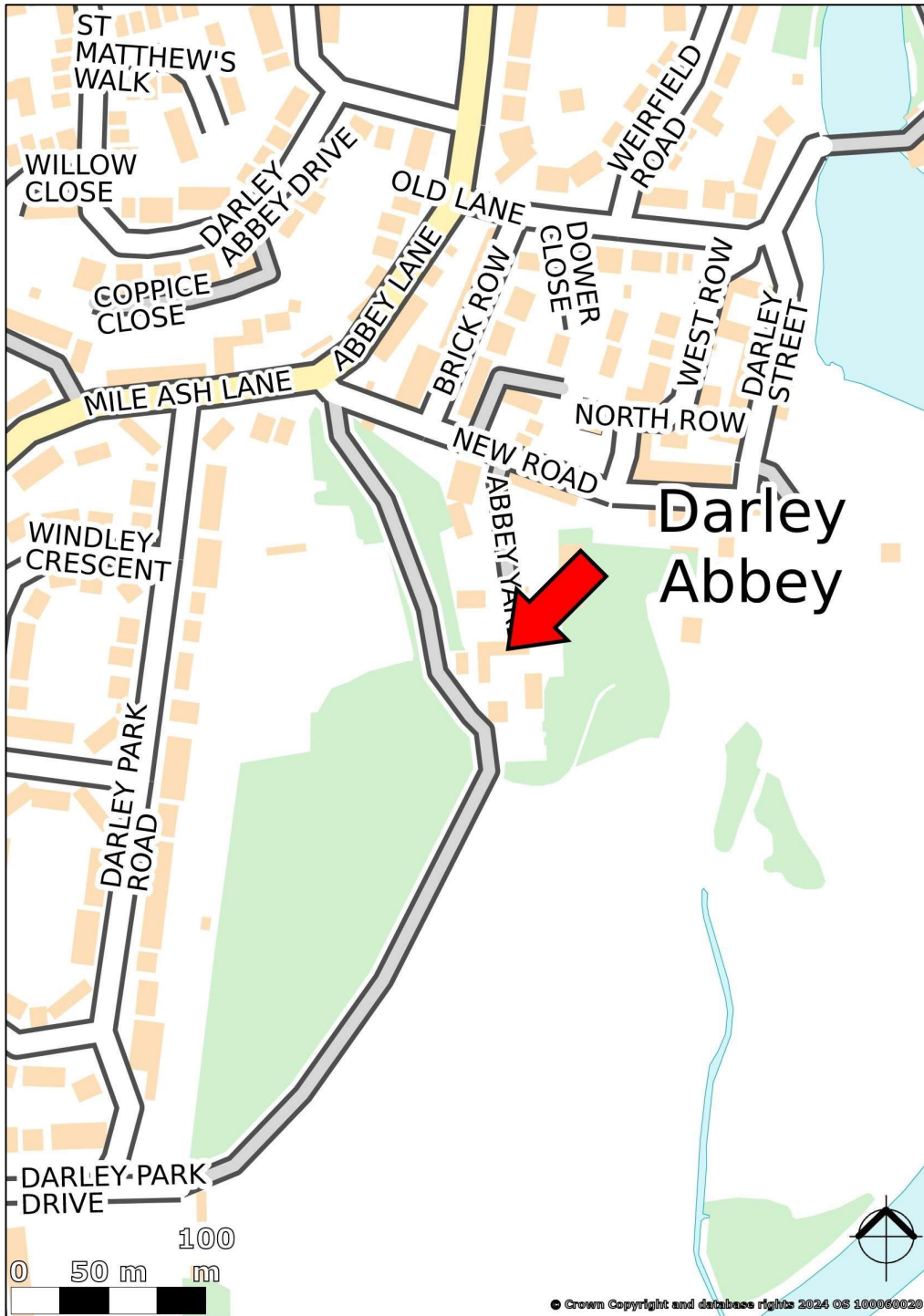
**Viewing**

Viewing is strictly via appointment with sole agent:

**David Brown Commercial**

**Tel: 01332 200 232**

**email: [info@davidbrownproperty.com](mailto: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 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.