

TO LET

City Centre Office with Car Parking

3A College Place, Derby, DE1 3DY



- Prominent brick-built period office building.
- Excellent visibility to Full Street.
- Extending to **70.41 sq.m. / 754 sq.ft.**
- Situated within the heart of the Cathedral Quarter.
- 2 dedicated car parking spaces.

RENTAL: £12,500 P.A.X.

**01332
200232**

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 building of brick elevations providing office accommodation over two floors with a glass frontage to full street.

Internally the property provides open plan office accommodation, kitchenette and WC facilities including a shower.

Externally the property has parking and loading with 2 dedicated off-street staff parking spaces. There are two pay and display car parks minutes away.

Services

We understand that water and electricity are connected to the property.

Planning

The property has an established use as Use Class E.

Accommodation

We have measured the property according to the basis of Net Internal Area (NIA) in accordance with the RICS Code of Measuring Practice (2018):

Description	Sq.m.	Sq.ft.
Ground Floor	24.1	259
First Floor	46.0	495
Total NIA:	70.41	754

Rates

The property has a rateable value of £6,400 and therefore is eligible for 100% small business rates relief subject to eligibility and successful application with the local authority.

Lease Terms

The premises are offered to let by way of new full repairing and insuring lease terms for a negotiable period of years.

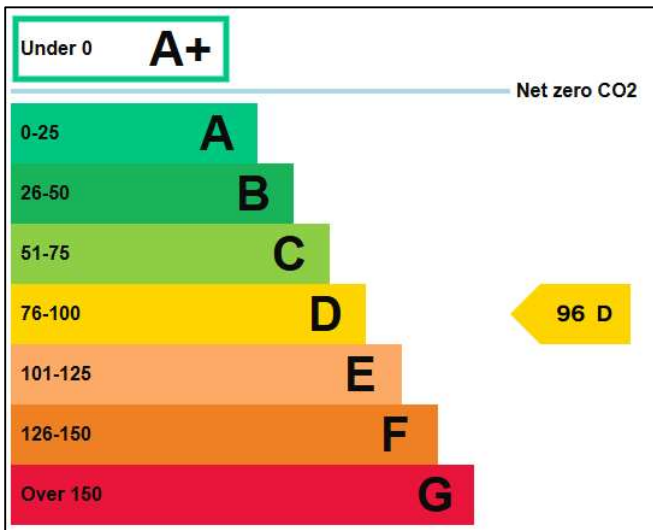
Rental

£12,500 per annum exclusive of rates and all other outgoings.

VAT

VAT will be applicable at the prevailing rate.

EPC



Viewing

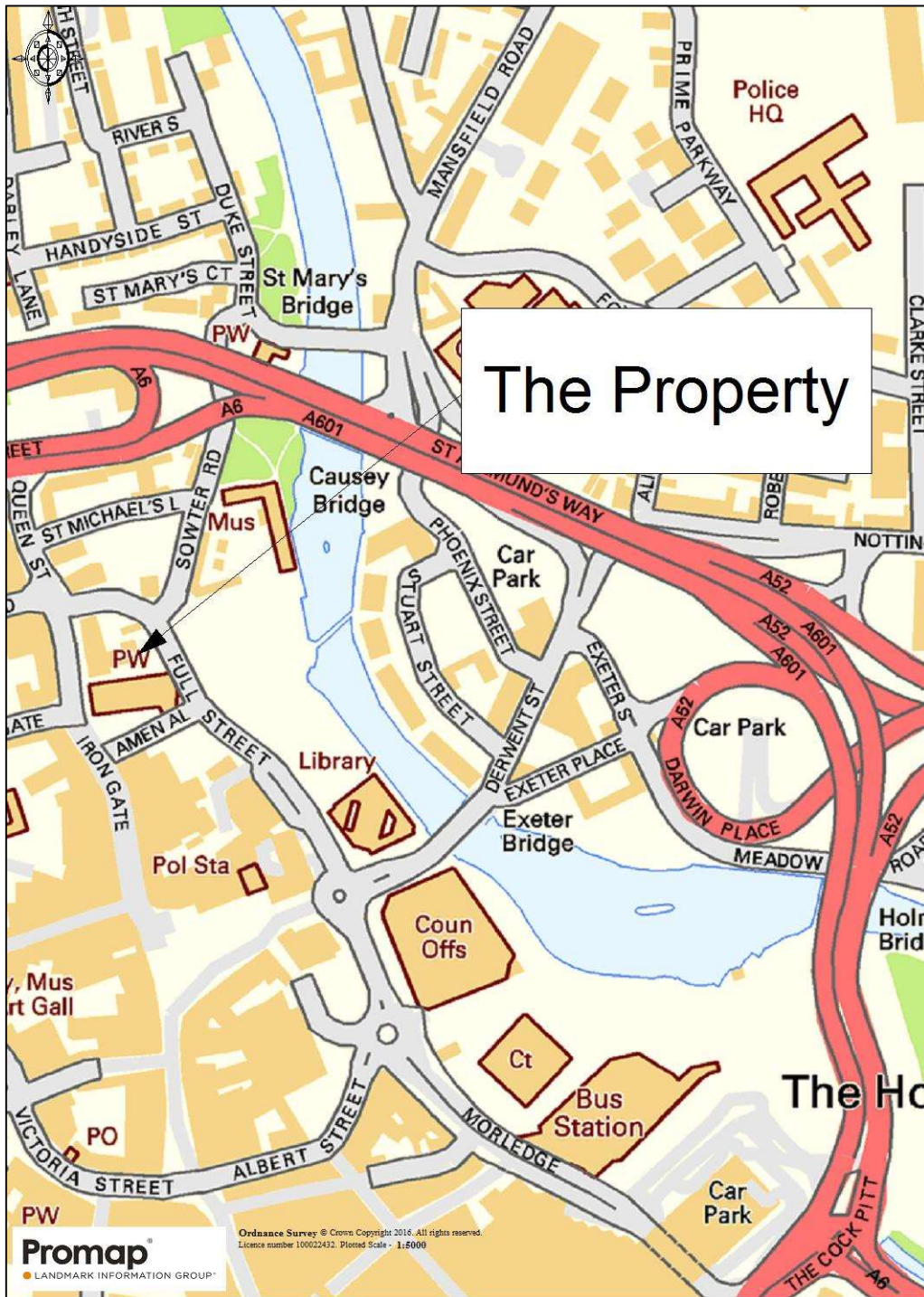
Viewing is strictly via appointment with sole agents:

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.

