

TO LET

Attractive Period Office Building

Offices at Corn Exchange, Albert Street, Derby, DE1 2DS



- Good quality period office building close to Derby Bus Station.
- Total Net Internal Area of **205.2m² / 2,208 sq.ft.** (*Third Floor Stores: 40.7m² / 438*)
- Five large offices over three floors with storage, WCs and a kitchen.
- Three car parking spaces in secure car park to the rear.

RENT: £16,000 P.A.X.

**01332
200232**

Location

Derby is a major commercial centre within the East Midlands region. The premises are located in the iconic Corn Exchange building which is situated on Albert Street close to the junction with the pedestrian Exchange Street within the heart of Derby City Centre and the entrance to the Derbion Shopping Centre.

The premises face Osnabruck Square and the historic indoor Market Hall, benefiting from good visibility and busy pedestrian flows between the Market Hall and the prime retailing areas of the Derbion Shopping Centre, East Street and Albion Street.

Description

The property comprises an attractive Grade II listed period office building with a ground floor entrance off Albert Street.

Internally the property comprises five large offices over three floors with WC and kitchen facilities. There is further space to the third floor that is suitable for storage.



The property benefits from laminate/carpeted floors, electric heating, painted plaster walls, painted plaster/suspended ceilings, category 2 lighting and attractive timber sash windows.

Externally there is a secure car park to the rear which offers three dedicated car parking spaces.

Accommodation

The premises comprise:

Description	sq mtrs	sq ft
Ground Floor		
Front Office	48.8	525
First Floor		
Front Office	48.8	525
Side Office	30.2	325
Second Floor		
Rear Office	34.1	367
Kitchen	6.0	64
Front Office	37.4	402
Third Floor		
Front Office/Store	40.7	438
Total Net Internal Area:	205.2	2,208
<i>Third Floor Stores</i>	<i>40.7</i>	<i>438</i>

Rates

It is understood that the premises have a Rateable Value of £8,900 on the 2023 rating list according to the VOA website.

Services

It is understood that 3-phase electricity, water and drainage are connected to the property.

Tenure

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

Rental

£16,000 per annum, exclusive of rates and all other outgoings

VAT

VAT is applicable at the prevailing rate.

Service Charge

A service charge is payable for the repairs and maintenance of the communal car park and the external repairs of the larger Corn Exchange building of which the offices form a part.

Legal Costs

Each party is responsible for their own legal fees in the transaction.

EPC

An EPC is currently in preparation.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@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.

