

To Let

Second Floor Office

1,225 sq ft (113.8 sq m)

3 Wentworth House, Vernon Gate, off South Street, Derby, DE1 1UR



- Second floor office suite with 5 car parking spaces
- Located on the prestigious Vernon Gate office campus of modern office buildings finished in a Georgian style
- Easy access to inner and outer ring roads

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Location

Derby enjoys excellent road communications with links to the M1, M6, A38, A42/M42, A50, A52.

Completed in 2001, the Vernon Gate office campus is constructed in a Georgian style behind the Grade II Listed façade of Derby's former 19th Century County Gaol.

Vernon Gate is located within the Friar Gate Conservation Area and is strategically located for access to Derby's inner and outer ring roads.

What3words location: audit.modest.pulled

The Premises

The subject premises comprise a second floor suite of offices which have been finished to a modern specification including:

- Remote entry intercom system
- Suspended ceilings with integrated LED lighting units
- Wall mounted electric heating units
- Intruder and fire alarm systems to the main building
- Skirt trunking
- Anti-static carpet tiles to office areas
- Use of WC facilities on ground and first floors
- Sole use fitted kitchen/staffroom
- 5 allocated car parking spaces

The suite is arranged to provide a large open plan office (sub-divided to create a central open area with meeting rooms off), a second good sized open plan room a fitted kitchen/staffroom all accessed via a staircase used in common with the occupant of the ground and first floors.

Outside, there are 5 car parking spaces allocated to the second floor suite.



Accommodation

Floor areas are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

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Please note that floor areas are provided for guidance only and interested parties are advised to rely only upon their own measurements.



Services

We believe that mains electricity, water and drainage are all available and connected.

There is no gas supply to the Vernon Gate office campus.

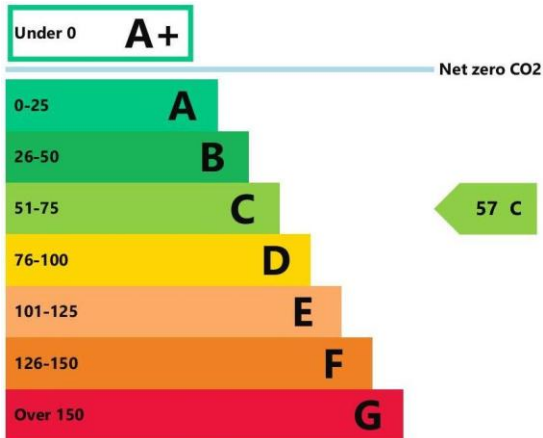
Please note that we have not tested any of the services.

Interested parties should make their own investigations in order to verify the position and to satisfy themselves that the capacity of the services is adequate for their proposed use of the premises.



Energy Performance Certificate (EPC)

The property's energy rating is C as illustrated below:



VAT

We are advised that VAT will not be payable on the rent and any charges.



Town & Country Planning

We believe that the premises have a permitted use falling within Use Class E(g)(i), Offices, of the Town & Country Planning (Use Classes) Order.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.



Terms

The second floor office suite is offered to let by way of a new lease for a term to be agreed.

The rental will include all costs with the exception of office cleaning, broadband and telecommunications which the tenant will pay direct to their own supplier.

The rental will be reviewed annually and revised to keep up to date with changes in the cost of energy and other services provided by the landlord.

Rent

£19,950 per annum

Viewing Arrangements

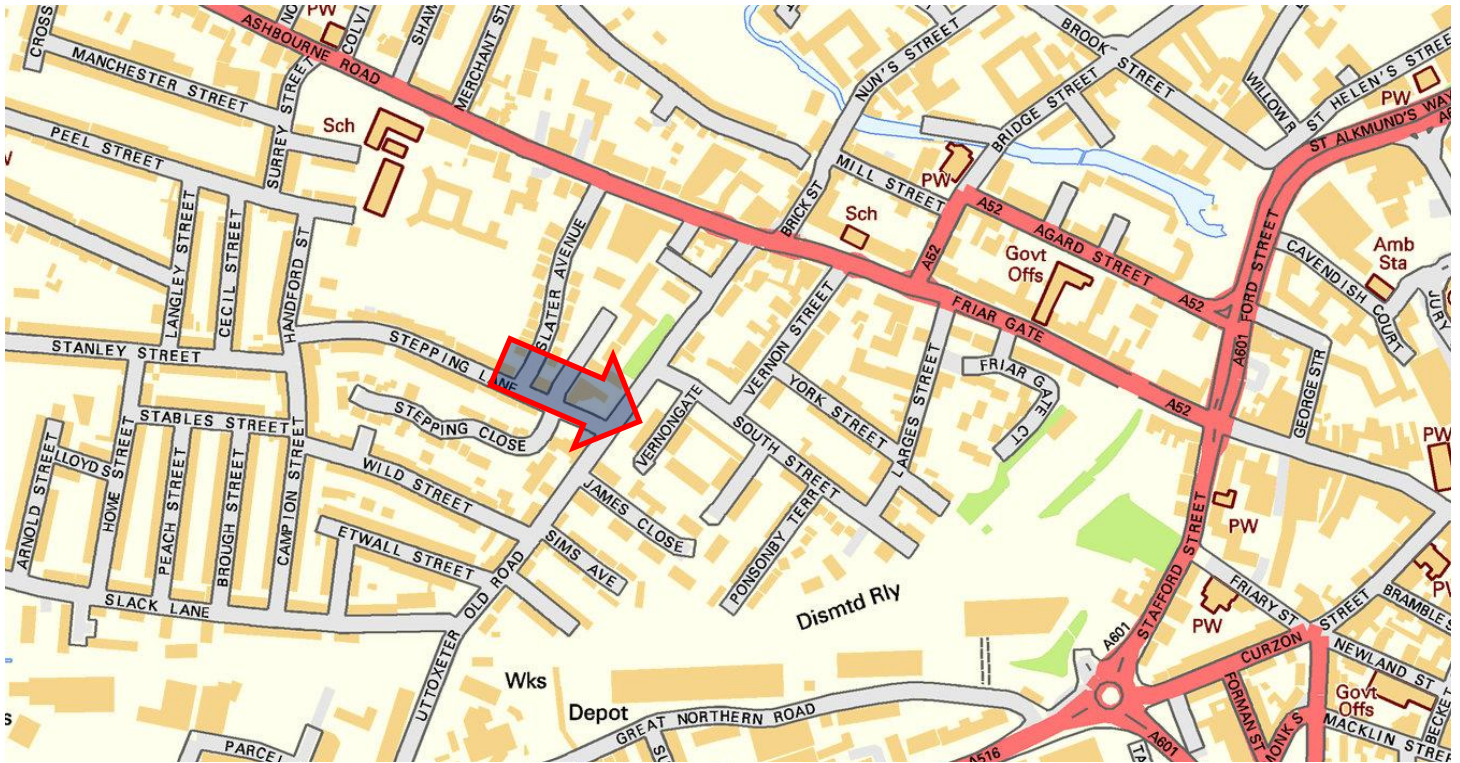
Viewings are strictly by prior appointment with the sole agents, Raybould & Sons.

Under no circumstances should you approach the current occupiers of the building.

Contact: Martin Langsdale

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Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

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