

**To Let**

## Modern Office Building

**3,785 sq ft (351.64 sq m)**

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



- A modern three storey office building built in a Georgian style
- 19 car parking spaces
- Located on the prestigious Vernon Gate office campus
- 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 19<sup>th</sup> 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

3 Wentworth House comprises a three storey modern office building of steel frame construction with red brick elevations beneath a pitched slate roof, softwood double glazed window units, a stone portico entrance, stone quoins and stone detailing to external windows.

The offices have been finished to a modern specification including:

- Remote entry intercom system
- Suspended ceilings with integrated LED lighting units
- Wall mounted electric heating units
- Concertina folding security grilles to ground floor windows
- Intruder and fire alarm systems
- Skirt trunking
- Anti-static carpet tiles to office areas
- WC facilities to ground and first floors
- Kitchen facilities to ground and second floors

The accommodation has been sub-divided to provide private offices/consulting rooms of varying sizes together with larger rooms and open plan areas.



## Outside

There are 19 allocated car parking spaces within the block paved car parking area.



## Accommodation

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

Ground Floor: 1,336 sq ft ( 124.1 sq m)

First Floor: 1,224 sq ft ( 113.7 sq m)

Second Floor: 1,225 sq ft ( 113.8 sq m)

**Total Net Internal Area: 3,785 sq ft (351.63 sq m)**

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.



## Non-Domestic Rates

Utilising the Valuation Office online Rating List, we have determined that the property has been assessed for Non Domestic Rates as follows:

### Ground Floor:

Rateable Value (2025/26): £28,250

### Parking Spaces

Rateable Value (2025/26): £

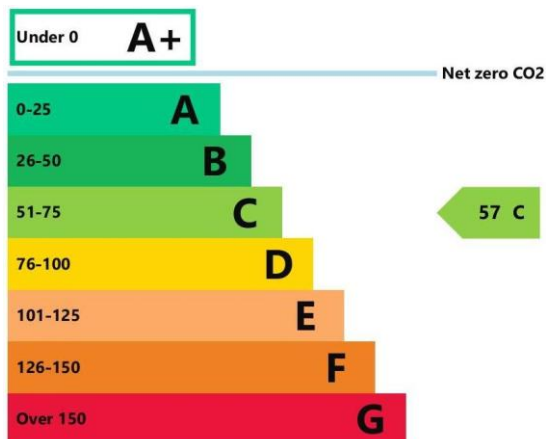
## Service Charge

An estate service charge is payable in respect of the maintenance of common areas within the Vernon Gate development.



## Energy Performance Certificate (EPC)

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



## 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

3 Wentworth House is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed.

The lease will include provision regular rent reviews where appropriate.

## Rent

£45,500 per annum exclusive

## VAT

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





### Viewing Arrangements

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

Under no circumstances should you approach the current occupier.

Contact: Martin Langsdale

Tel: 01332 295555

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)

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