

## To Let

Elegant City Centre Offices with Optional Parking

655 sq ft (60.86 Sq m)

24 The Strand, Derby, DE1 1BE



- High quality office suite in prestigious city centre location
- Impressive entrance foyer and staircase
- Pay & Display on street car parking immediately outside
- Designated car parking by arrangement
- Available by way of a new lease

01332 295555

[raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

Derby's Cathedral Quarter is an area within the City which is renowned for its superior restaurants, hotels and boutique shops. It is also a popular location with professional office users such as solicitors, accountants, architects and banks etc.

The neo-classical Strand Crescent, which is a Listed building in a Conservation area, is being restored back to it's original Victorian style.

## Description

The premises at 24 The Strand comprise a suite of second floor offices approached by a prestigious shared entrance.

Approached through security doors at ground level with electronic intercom facility through the impressive entrance foyer with Minton tiled floor, the accommodation has been refurbished and restored back to its neo-classical style incorporating many original features such as fireplaces, panelled doors and coved ceilings.

An elegant carpeted staircase leads to the second floor suite which comprises:

Room 1: 28.02 sq m

Room 2: 24.74 sq m

Room 3: 8.10 sq m

Total 60.86 sq m (655 sq ft)

## Heating & Lighting

Electric night storage heating and New LED Lighting

## Car Parking

Available subject to availability, at inclusive cost of £300 per space per annum.

## Services

We believe all mains services are available, however, interested parties should make their own enquiries and investigations to ensure that this is correct and the services are of a capacity to meet their operational requirements.

## Non-Domestic Rates

Assessment to be advised

## Energy Performance Certificate

An EPC has been commissioned and will be available shortly.



## Lease Terms

Flexible terms by negotiation outside the provisions of the Landlord & Tenant Act S.24 to 28.

Rent: £12,000 per annum, payable quarterly in advance. Inclusive of heating and lighting costs, cleaning of common parts, water rates, sewerage charges, insurance, 7 day 24 hour access.

## Internal repairing obligations

The tenant to be responsible for maintaining the interior of the demised offices. To maintain the internal decoration and leave in good decorative order at the end of the lease, the tenant to maintain landlord's fixtures such as heating, lighting, fireplaces, shelving, carpeting and window blinds.

## Liability for External Repairs

None. Landlord responsible.

## VAT

Currently not charged on the rent but landlord reserves the right to do so in the future.

## Legal Costs

Both parties to pay their own legal costs.

## Agent's interest in the property

It should be noted the letting agent is the freehold owner of the property.

## Viewing and Further Information:

All viewings are to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

Contact: Trevor Raybould

Office: 01332 295555

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