

TO LET | £8,500 Per Annum Exclusive

City Centre Office Suite



Office 7, 1 College Place, Derby, Derbyshire, DE1 3DY

463 Sq Ft | 43.01 Sq M

**DB**

DAVID BROWN

COMMERCIAL





## Location

The property is located on Full Street in the heart of the Cathedral Quarter in Derby City Centre.

Vehicular access is from Full Street which provides quick access to the inner ring Road (A601) and main arterial routes out of the city including the A6 to the north and the A52 to the east.

Pedestrian access is from Queen Street. The area is characterised by a number of ne period buildings including Derby Cathedral and the Silk Mill Museum.

## Description

The property comprises a self-contained second floor office suite within 1 College Place, a Grade II listed period building of rendered brick elevations beneath a pitched slate roof.

The office provides an open plan room with carpets, painted plaster walls, timber sash windows, radiators and artificial lighting.

The occupier would have the use of a communal meeting room, communal kitchen and communal WCs within the rental.

Externally the property has 1 car parking space in the communal car park. There are various public car parks a short walk from the property.

## Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Office 7	463	43.01
<b>TOTAL NIA</b>	<b>463</b>	<b>43.01</b>

## Tenure

Leasehold

## Services

It is understood that mains electricity, gas, water and drainage services are connected to the property. The costs associated with these services would be re-charged to the tenants monthly based upon floor area occupied as a proportion of the total floor area at the date of calculation.

## Planning

Use Class E.

## VAT

VAT is applicable at the prevailing rate.

## Deposit

A three month deposit may be payable subject to status.

## Business Rates

£3,200 as of the 2023 VOA rating list.

## Lease Terms

The office is available to let for a minimum period of 12 months.

Lettings are by way of a simple, user-friendly license agreement and can therefore be effected quickly.

A simple one-off administrative fee of £295+VAT is payable by the incoming occupier for the preparation and execution of the license agreement.

## EPC

E(105) valid until August 2034.

## Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

## Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

## Additional Information

### Rent

£8,500 Per Annum Exclusive

### Viewing

Viewing is strictly by prior appointment please contact Michael Green for further information.

Michael Green

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