

TO LET | £11.00 Per Sq Ft

Refurbished City Centre Office Suites with Secure Car Parking



Second Floor 119a, Friar Gate, Friary Works, Derby,  
Derbyshire, DE1 1EX

1,975 Sq Ft | 183.48 Sq M

**DB**

DAVID BROWN



COMMERCIAL



## Location

The property is located on Friar Gate in the heart of Derby City Centre. The area is characterised by a number of fine period buildings, many dating from the Georgian era and which are now converted to use as professional offices.

Friar Gate is also Derby's principle eating and drinking destination and there are good quality independent and national eateries on offer within a short walk.

## Description

The property comprises a second-floor office suite within a modern four storey brick building beneath a pitched tiled roof set back from the road with shared ground floor entrance lobby from Friar Gate.

Internally the suites comprise refurbished open plan offices with raised floors, carpets, radiators, suspended ceilings, LED lights, leased fibre line connection, data and power dado perimeter trunking and aluminium framed double-glazed windows with light interiors and views across Derby.

There are kitchenette and male and female WC facilities and lift access to the suites.

There are 5 car parking spaces in the large rear car park, with secure gated access from Curzon Street.

## Accommodation

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

Description	Sq Ft	Sq M
Second Floor	1,975	183.48
<b>TOTAL</b>	<b>1,975</b>	<b>183.48</b>

## Tenure

Leasehold

## Services

We understand that all mains services are connected to the property.

## VAT

VAT is applicable at the prevailing rate.

## Deposit

A three month deposit may be payable subject to status.

## Business Rates

£13,500 as of the 2023 VOA rating list.

## Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

## 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

£11.00 Per Sq Ft

### Viewing

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

**Michael Green**  
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