

TO LET (Short-term)

City Centre Offices

3,500sq.ft – 20,000sq.ft

2nd, 3rd & 4th Floors, Northgate House,
Friar Gate/ Agard Street, Derby DE1 1DF



- Good quality 2nd, 3rd and 4th floor offices comprising Net Internal Area of approximately 1,870.3 m² / 20,124 sq.ft.
- 'Landmark' building with entrances from both Friar Gate and Agard Street; allocated car parking; within walking distance of all city centre amenities; adjacent Inner Ring Road.
- Providing largely open plan accommodation with some existing partitioning; suites from 328 m² / 3,524 sq.ft.

**LEASEHOLD:
FROM £5 PER SQ.FT.**

SMS/HBO453/8750/13-180/71/90/70



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Location

The premises are located on Friar Gate and Agard Street (entrances from both) adjacent to the Inner Ring Road and within easy walking distance of all city-centre amenities.



Friar Gate Entrance

Friar Gate is a prestigious and historic quarter of Derby with its renowned 'Georgian Streetscape' and is an established business location with the majority of buildings in the vicinity used for office purposes. The business community is well served with restaurants/cafes/bars and the recent completion of the Inner Ring Road means that access to all parts of the city and its arterial roads is first class.

Description

The premises comprise second, third and fourth floor office accommodation which is available as a whole or in suites from 328m²/3,524ft² to 1,870.3m²/20,124ft².

The layout is largely open plan to the second and third floors, whereas the fourth floor is partitioned to provide a number of separate rooms. The specification includes suspended ceilings, category 2 lighting, carpeted floor, skirting trunking, radiator heating system and aluminium double glazed windows.

The accommodation is served by two service cores (Friar Gate and Agard Street entrances) each with stairs and lift. Ladies and Gents toilet facilities are provided within the cores.

22 allocated car parking spaces are provided in the car park accessed from Agard Street.

The offices are available on a short-term sub-lease (expiring April 2021) at a competitive rent with an attractive 6-months' rent-free package.

Accommodation

The premises comprise:

Second Floor:	771.4m ²	/	8,300ft ²
Third Floor:	771.4m ²	/	8,300ft ²
Fourth Floor:	327.5m ²	/	3,524ft ²
Total NIA	1,870.3m²	/	20,124ft²

Services

It is understood that all mains services are connected to the premises.

Rates

The premises are listed on the VOA website as having the following rateable values:-

2nd Floor - £43,000

3rd & 4th Floors - £59,000



Tenure

The property is available by way of a sub-lease expiring on or before April 2021.

Service Charge

The Lease will be drawn effectively on full repairing and insuring terms and a Service Charge will be levied in this regard – details are available from the marketing agent upon request.

VAT

Value Added Tax is applicable on transactions relating to this property at the prevailing rate.

EPC

The premises are listed as having the following energy performance ratings:-

2nd Floor – E111

3rd & 4th Floors – E117

Legal Costs

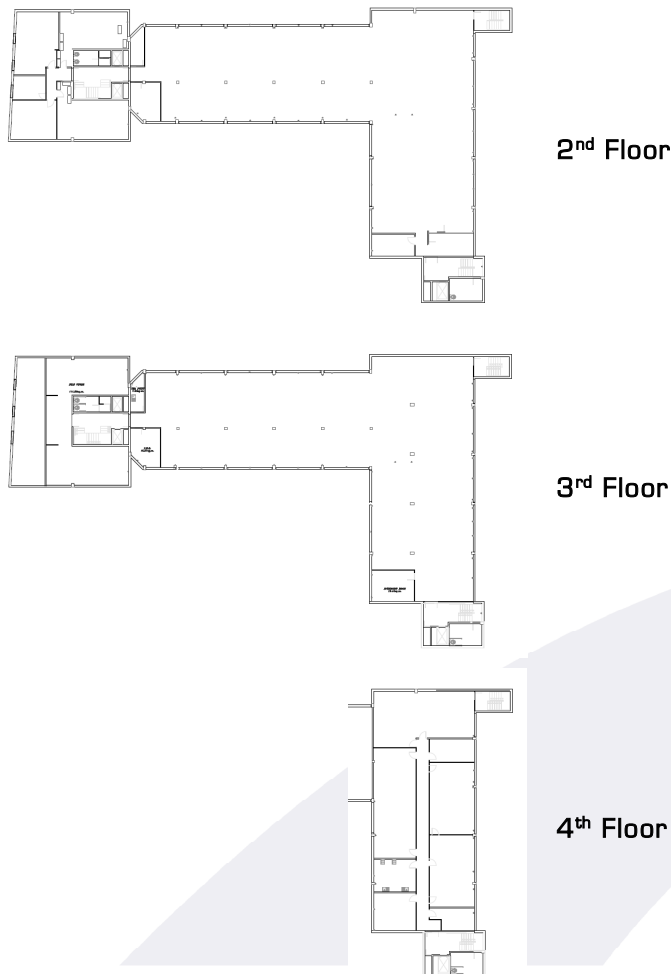
Each party is to be responsible for their own legal costs in connection with this transaction.

Viewings / Further Information

In order to arrange a viewing or to discuss the opportunity further, please contact sole agents, Salloway.

Tel: 01332 298000

Email: derby@salloway.com



2nd Floor

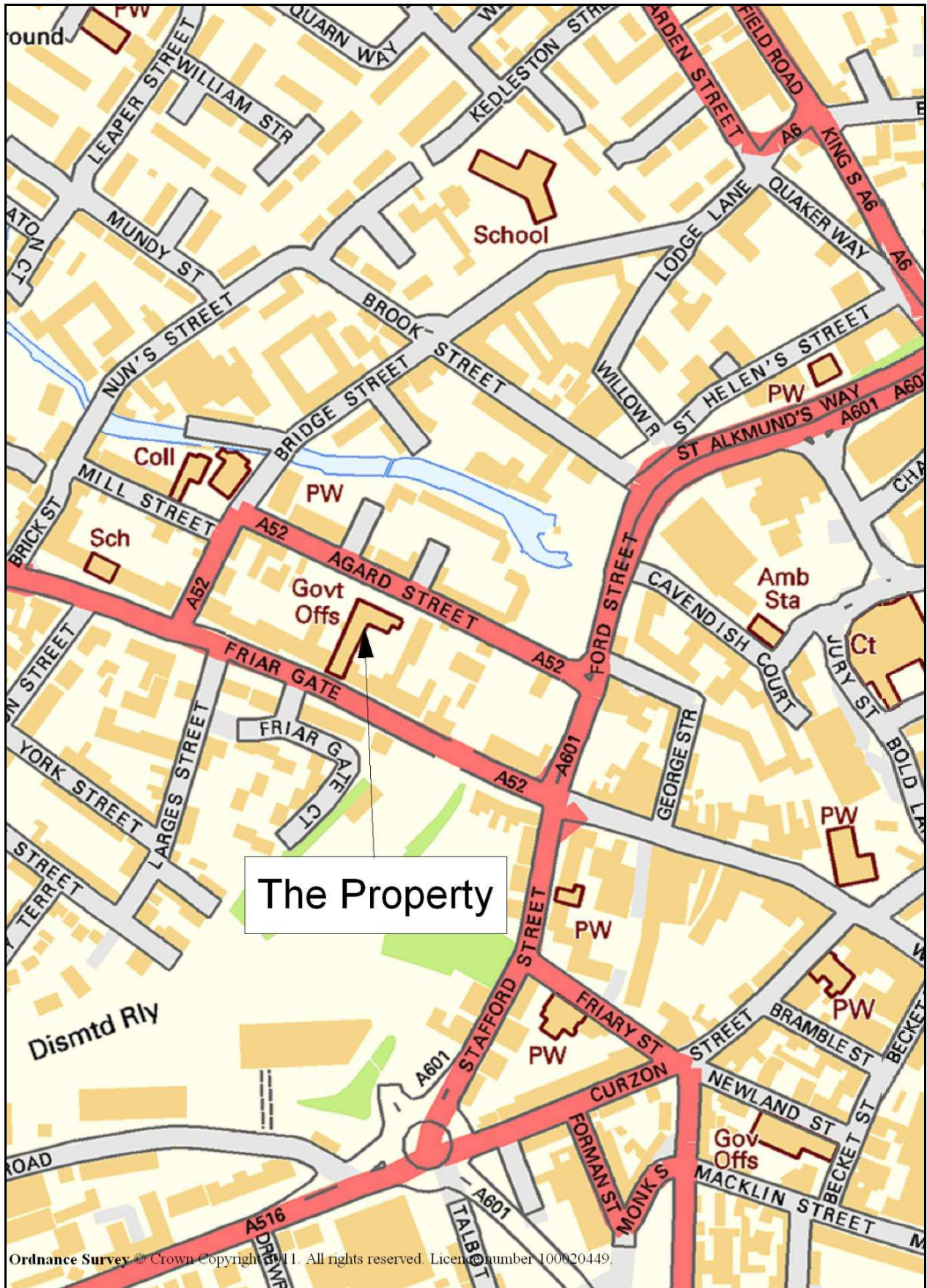
3rd Floor

4th Floor

IMPORTANT NOTES - To be read by all interested parties

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessee and no part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither Salloway Property Consultants as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide angle lenses are occasionally used for property photographs.

We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.



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