

The Old Courthouse, 18-22 St. Peters Churchyard, Derby, DE1 1NN



TO LET EASY IN - EASY OUT AVAILABLE

OFFICES from 162 sq ft (15.0 sq m) to 700 sq ft (65 sq m) on an inclusive rent.

OVERVIEW

Impressive Grade II Listed premises.

City centre location. Easily accessible.

Rent inclusive of heating, lighting and electricity.

Suitable for a variety of uses STP.

Spacious building with good communal break areas and informal meeting space.

24 Hour access.

BT Infinity 2 available with up to 19MB up and 76 MB download available.

LOCATION

The premises is located on St Peter's Churchyard just off St Peters Street which is a main shopping street linking with Intu Shopping Centre and the Cathedral Quarter. All city centre amenities are within easy reach to include the bus station which is just 0.2 miles (0.3 km) walk east.

DESCRIPTION

Formerly the County Court, this impressive Grade II Listed four storey building is of a solid masonry construction beneath a multi-pitched slate clad roof. Elevations incorporate timber framed single glazed windows set in stone sills and lintels.

The accommodation has been sensitively modernised and now functions as a multi-occupied business centre with the benefit of shared break areas, kitchen and WC facilities on each floor.

The building has an intercom entry system with fob control. The building is covered by CCTV.

A public car park is located on nearby Babbington Lane. We are advised season tickets are available from £45 pcm per space.

ACCOMMODATION

The available accommodation ranges from 162 sq ft (15.0 sq m) to 700 sq ft (65 sq m). Please see attached availability and pricing and note that offices may be taken singularly or in any combination.

Should a suite not presently be available please call to register your interest.

PLANNING

The premises benefits from a B1 (Business) use.

SERVICES

Included within the rent are the following services:- Heating, lighting, electricity, water, buildings insurance, maintenance and upkeep of the common shared and external facilities.

BUSINESS RATES

Each unit has been assessed and rated by the Valuation Office. Most will qualify for 100% rates relief subject to status. For further information about rateable value contact the office or the Valuation Office at Derby City Council.

SERVICE CHARGE

The rent is inclusive of service charge.

TENURE

The premises are immediately available by way of a new easy-in easy-out licence for a minimum term of six months. Tenants will be responsible for the internal maintenance and decoration of their own demise.

PRICE

Please see attached availability and pricing.

VAT

All figures are quoted exclusive of VAT. We are advised that the property is registered for VAT which will be charged at the prevailing rate.

LEGAL COSTS

The premises are offered by way of a standard licence which is available for inspection on request. Should the tenant wish to take a longer lease, this can be considered however each party will then be responsible for their own legal costs.

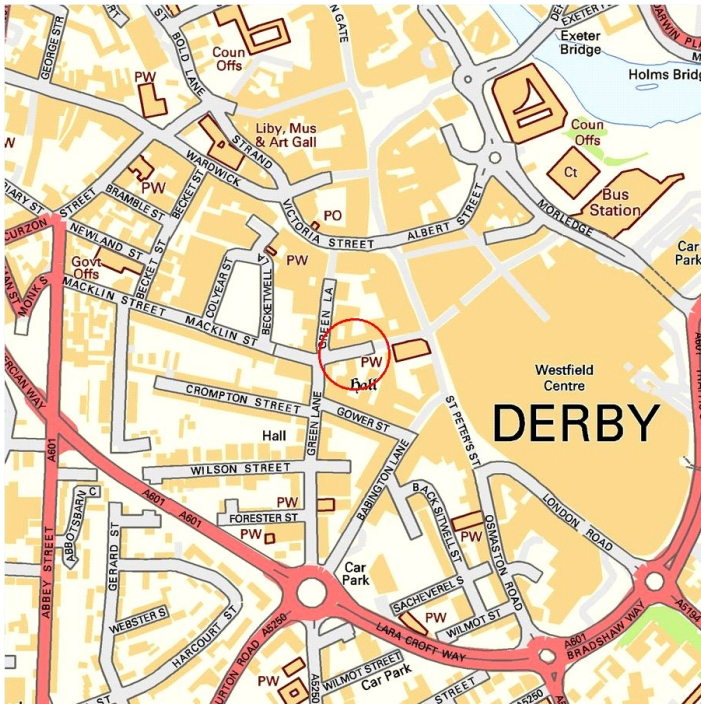
VIEWING

Accompanied inspections are to be arranged by prior appointment with BB&J Commercial.

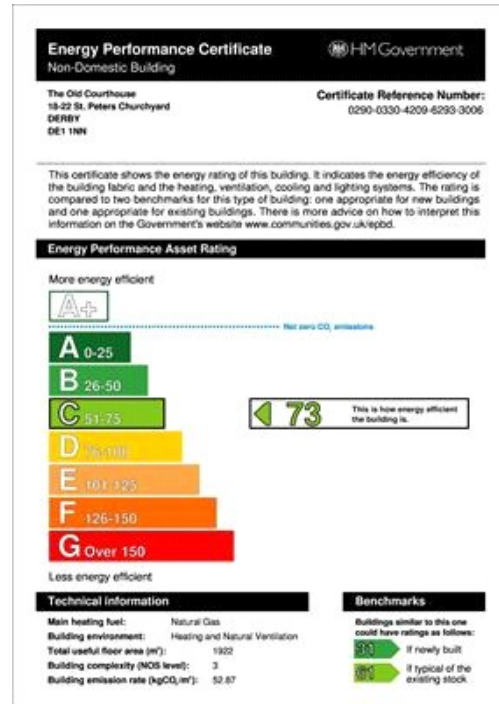
CONTACT

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LOCATION MAP



ENERGY PERFORMANCE RATING



PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

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