

Offices

Quarmill House
Sir Frank Whittle Road
Derby
DE21 4XF

TO LET

- Ground and first floor offices
- 7,903 sq ft (734.2sq m)
- Good on-site parking
- Can be let on floor by floor basis from 3,943 sq ft (366.3 sq m)



All enquiries/
viewing
requests to:



Nick Hosking
07855 423458

nhosking@innes-england.com



Debbie Thompson
07825 685933

dthompson@innes-england.com

01332 362244

www.innes-england.com

Location

Sir Frank Whittle Road (A61) is one of Derby's prime office locations and is home to a number of headquarter offices users including Barclays Business Centre, Mott McDonald, Balfour Beatty, RAIB and Signaling Solutions.

Quarmill House is strategically located close to Pentagon Island the main junction with the A52/A61 providing excellent communication links with the A38/A6 and Junctions J25 and J28 of the M1 motorway.

Derby City Centre is approximately half a mile to the south west.

Description

Quarmill House is a modern three storey office building providing an impressive external design and internally finished to a high specification with comfort cooling throughout.

The ground and first floors are currently available and provide 34 on-site parking spaces.

Accommodation

	sq m	sq ft
Ground Floor	366.3	3,943
First Floor	367.9	3,960
Total	734.2	7,903

(Measurements are quoted on a Net Internal basis, in accordance with the RICS Code of Measuring Practice.)

Planning

The premises have Class B1 Business consent under the Use Classes Order 1987.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

The accommodation can be let as a whole or on a floor by floor basis from 3,943 sq ft (366.3 sq m)

Rental

Rental - £10 per sq ft

Service Charge

There is a service charge payable to cover external repairs and maintenance.

Rates

Rateable value under the 2010 listing - £61,000
 Rateable value under the draft 2017 listing - £61,000
 Source:VOA

Value added tax

We have been advised that VAT is payable.

Energy Performance Certificate

An EPC will be available on request

Legal Costs

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

Viewing

Strictly via appointment with Innes England



All enquiries/
viewing
requests to:



Nick Hosking
07855 423458

nhosking@innes-england.com

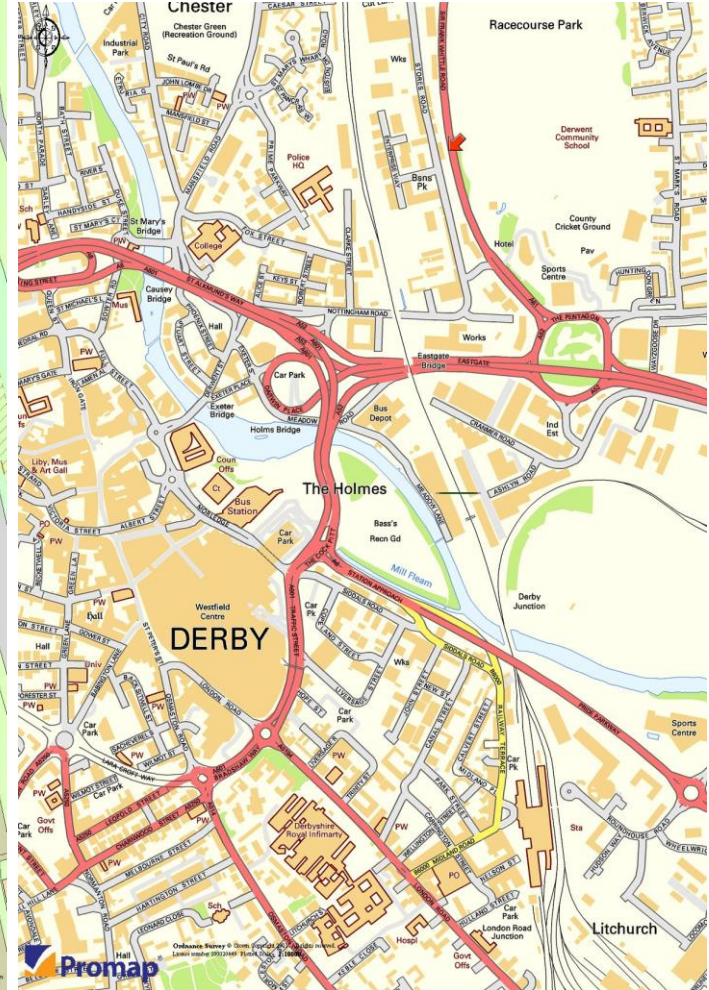


Debbie Thompson
07825 685933

dthompson@innes-england.com

01332 362244

www.innes-england.com



This plan is published for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643

NOT TO SCALE

Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that:

(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract;

(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property;
(iv) all rentals and prices are quoted exclusive of VAT.

All enquiries/
viewing
requests to:



Nick Hosking
07855 423458

nhosking@innes-england.com



Debbie Thompson
07825 685933

dthompson@innes-england.com

01332 362244
www.innes-england.com