



**Gleneagles House, Vernon Gate, Derby, Derbyshire DE1 1UP**

**OFFICES**

- ▶ **First floor suites of 738 - 1,006 sq ft**
- ▶ **Modern courtyard development**
- ▶ **Good on-site parking**
- ▶ **Easy access to ring roads and A38/A52 network**

For enquiries and viewings please contact:



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### Location

The Vernon Gate development is located within the Friar Gate Conservation Area and popular commercial and professional district on the edge of city centre, close to the ring roads and A38/A52 network. The development offers modern offices within a Georgian style courtyard behind the Grade II Listed Façade of the former 19th Century County Gaol.

### Description

The property is a mid-terraced three storey office building of steel frame construction with blockwork walls under a pitched slate roof with brick clad elevations and softwood double glazed windows.

The first floor has been redecorated and recarpeted throughout and will be split to provide 3 suites ranging from 738 to 1,006 sq ft and could be made available separately or combined.

The layout is predominantly open plan with some partitioned offices, which could be removed or reconfigured if required. The suite benefits from suspended ceiling with Category 2 lighting, perimeter data trunking and w.c. facilities.

### Accommodation

	Sq M	Sq Ft
First Floor Suite A	68.6	738
First Floor Suite B	93.5	1,006
<b>Total</b>	<b>162</b>	<b>1,744</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

The premises have Class B1 Office consent under the Use Classes Order 1987. Parties are advised to clarify their uses direct with the planning department on 01332 640795.

### Tenure

The premises are available on a new full repairing and insuring lease via a service charge for flexible term.

### Business Rates

The rateable value is to be re-assessed. An estimate of the rateable value is available on request.

### Rent

Rental £12.50 per sq ft exclusive of service charge and business rates

### Service Charge

There is a service charge to cover the tenants contribution towards external repairs, upkeep of common internal/external areas, waste removal, and water rates. Full details on request.

### VAT

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

### Legal Costs

Each party is to pay their own legal fees in connection with this transaction.

### EPC

The premises have an EPC Rating of C (63). A full copy is available on request.

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