



34 Charnwood Street, Derby, Derbyshire DE1 2GU

OFFICES

- ▶ **Good quality individual offices from 225 - 265 sq ft**
- ▶ **Large on-site car park to the rear**
- ▶ **Available on flexible terms**
- ▶ **Good access to inner ring road**

For enquiries and viewings please contact:



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Location

The property is situated with frontage to both Charnwood Street and Melbourne Street on the southern edge of the city centre, with good access to the inner ring road, public transport and other amenities of the city centre.

Description

Attractive Victorian period building providing good quality office accommodation with entrance off Charnwood Street along with a reception/waiting area in a modern extension to the rear.

Currently available are two ground floor offices that have been redecorated to a high standard and provide a modern working environment to include laminate flooring, double glazed windows, spot and category 2 lighting and category 5 cabling with access to broadband connection.

There is a large car park to the rear accessed off Melbourne Street.

Occupiers have use of the shared reception/waiting area, w.c. and kitchen facilities along with private car parking to the rear off Melbourne Street.

In addition there is on-street metered parking along Charnwood Street.

Accommodation

	Sq M	Sq Ft
Office 1	20.9	225
Office 2	24.6	265
Total	45.5	490

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

Planning

The premises have Class B1(a) Office consent under the Use Classes order 1987. Prospective tenants are advised to clarify their use direct with the local Planning Department on 01332 640795.

Tenure

The offices are available on flexible term easy-in, easy-out tenancies on an inclusive rental.

Rental £520 per month to include the following:-

Service charge
Buildings insurance
Water rates
Utilities
Broadband connection

IT and Telecoms charges are the tenants responsibility

The rental is paid quarterly in advance.

Business Rates

The tenant is responsible for their proportion of the business rates.

Rent

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 bear their own legal costs incurred.

EPC

The premises has an EPC assessment of: D (83)

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