

TO LET

Ground Floor Office Premises

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

29 Charnwood Street,
Derby DE1 2GU



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Rent: £15,000 p.a.x.

- Ground floor office premises with useful basement and enclosed rear parking for approximately 7 vehicles.
- Convenient location in close proximity to Derby City Centre and inner ring road.
- Total Net Internal Area 139.20 m² / 1,498 sq.ft.
- Well proportioned and presented office space.



Location

Charnwood Street is situated less than a mile to the south of Derby City Centre, comprising a partially one-way vehicular route connecting to the Inner Ring Road (Lara Croft Way) via Normanton Road. The street contains several large former residential properties, many of which have subsequently been converted to office use.

The property occupies a central position on the south side of Charnwood Street, with vehicular access provided to the rear of the building where there is a rear yard area/car park accessed off Melbourne Street.

Description

The property comprises ground floor and basement office accommodation located within two interconnected buildings which are of traditional masonry construction with brick elevations inclusive of uPVC double glazed windows, surmounted by pitched tile roofs.

Internally, at ground floor level, the accommodation comprises a large front office, central office/reception area, kitchen, WC facilities and two cellular rear offices. In addition to the accommodation above, there is a useful basement providing a large meeting room to the front and two store rooms to the rear of the property.

The accommodation is presented well throughout with the general specification comprising carpet flooring, painted plastered walls, perimeter trunking, wet central heating and painted plastered ceilings with strip light fittings.

Externally, the property benefits from an enclosed rear yard which provides parking provisions for approximately 7 vehicles.

Accommodation

The subject premises comprise as follows:-

Basement	42.54 m ² / 458 sq.ft.
Ground Floor	96.66 m ² / 1,040 sq.ft.
Total NIA:	139.20 m² / 1,498 sq.ft.

Services

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

Rates

The property is not currently listed on the Valuation Office website but details of the Rateable Value will be included within these particulars as soon as they have been confirmed.

Rent

The property is available to rent at £15,000 per annum exclusive of rates and all other outgoings.

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed and subject, where appropriate, to 3 or 5 yearly upwards only rent reviews.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.



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Legal Costs

Each party is to be responsible for their own legal costs in relation to the transaction.

Anti-Money Laundering Policy

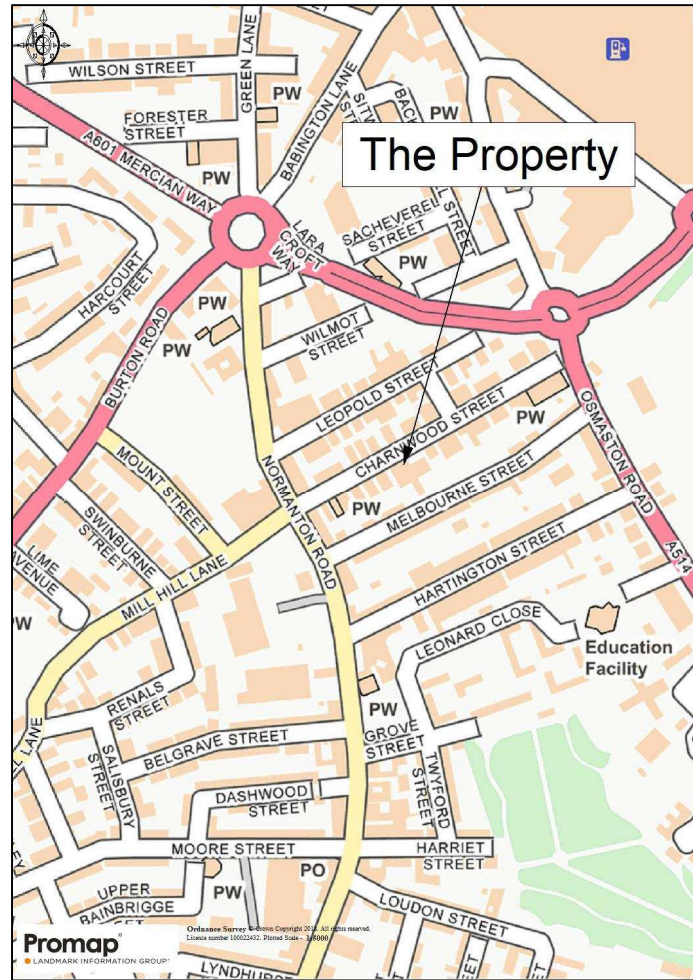
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewings

In order to arrange a viewing please contact sole agents, Salloway:-

Tel: 01332 298000

Email: hberesford@salloway.com / ehanel@salloway.com



This brochure is intended to be a guide only so please read these important notes:

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