

TO LET (MAY SELL)

Quality Offices

6 St James' Court, Friar Gate, Derby DE1 1BT



- High quality office accommodation arranged over three floors.
- Net Internal Area circa 158.8 m² / 1,709 sq.ft.
- Well located within easy walking distance of Derby City Centre.
- 3 car parking spaces.
- Close to Ashbourne Road (A52) within the Friar Gate Conservation Area.

TO LET: £20,500 P.A.X.

CT/CT0188/9250/23-170/41/60/72



SALLOWAY

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Location

Derby is a major commercial centre within the East Midlands region, situated approximately 8 miles to the West of J25 of the M1 Motorway and 40 miles North East of the City of Birmingham.

St James' Court is located just off Friar Gate within the historic office core of Derby, which is now a conservation area.

The premises have good road connections with the A52 Ashbourne Road nearby providing a route to the West of Derby, leading ultimately to Junction 25 of the M1 to the East before passing to the neighbouring City of Nottingham. The A38 is also nearby, providing access to the North or easily linking to the A50 and East Midlands International Airport.

The subject property is conveniently located within walking distance of Derby City Centre.



Description

6 St James' Court comprises a prestigious three storey property of traditional construction arranged in a courtyard style.

The property is arranged over three floors, all open plan, with the benefit of kitchen, WC and disabled WC facilities. The office specification includes perimeter wet central heating, electric and category 5 communication points, double glazed window units, suspended ceilings with category II fluorescent lighting, and fire and security systems.

To the outside the property has the benefit of 3 specified parking spaces within the shared courtyard.

Accommodation

The premises have been measured on a Net Internal Area basis (NIA) in accordance with the RICS Code of Measuring Practice and comprise of two floors of office accommodation, as follows:

Ground Floor	56.5m ²	/	608ft ²
First Floor	52.4m ²	/	564ft ²
Second Floor	49.9m ²	/	538ft ²
Total	158.8m²	/	1,709ft²

Services

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

Rates

We are informed that the premises currently have a Rateable Value of £14,500. Interested parties are advised to confirm these figures with the Local Billing Authority (Derby City Council).

Lease Terms

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

Rent / Price

The property is available to rent at £20,500 per annum exclusive of rates and all other outgoings. Alternatively, offers may be considered to acquire the freehold.

Legal Costs

Each party is to be responsible for its own legal costs.

EPC

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

Viewings

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

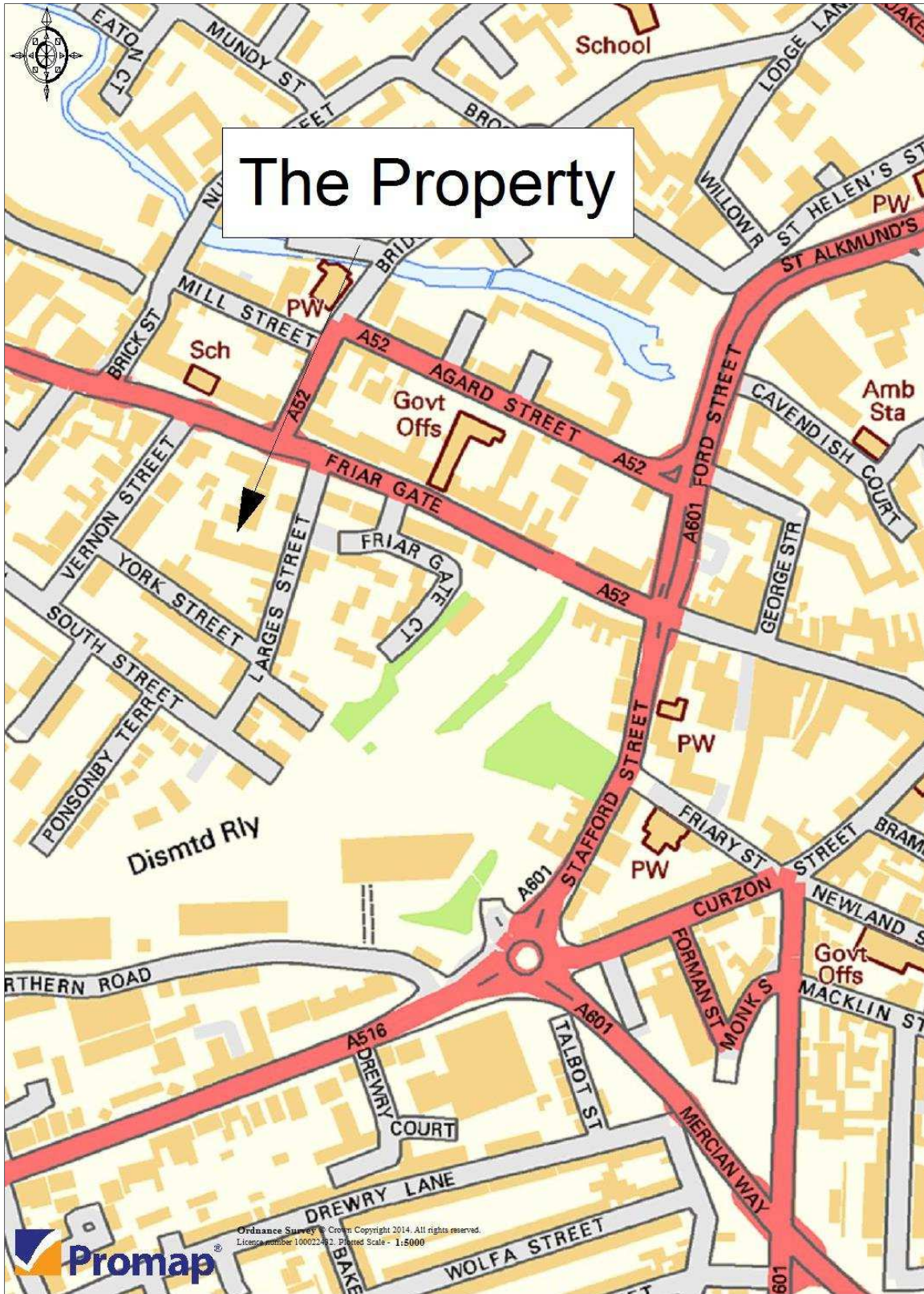
Tel: 01332 298000

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IMPORTANT NOTES - To be read by all interested parties

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.



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