

TO LET

City Centre Office Suites

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Royal Hotel Buildings, Victoria Street,
Derby DE1 1GY



*Internal images are for indicative purposes only

Rents from £7.50 per sq.ft.

- Third floor City Centre office suites providing accommodation from 14.37 m² / 155 sq.ft. to 183.95 m² / 1,980 sq.ft.
- Refurbished office accommodation offered on flexible lease terms, with potential for rental incentives.
- Car parking available by way of separate negotiation.
- Located in the Cathedral Quarter, Derby's Business Improvement District.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

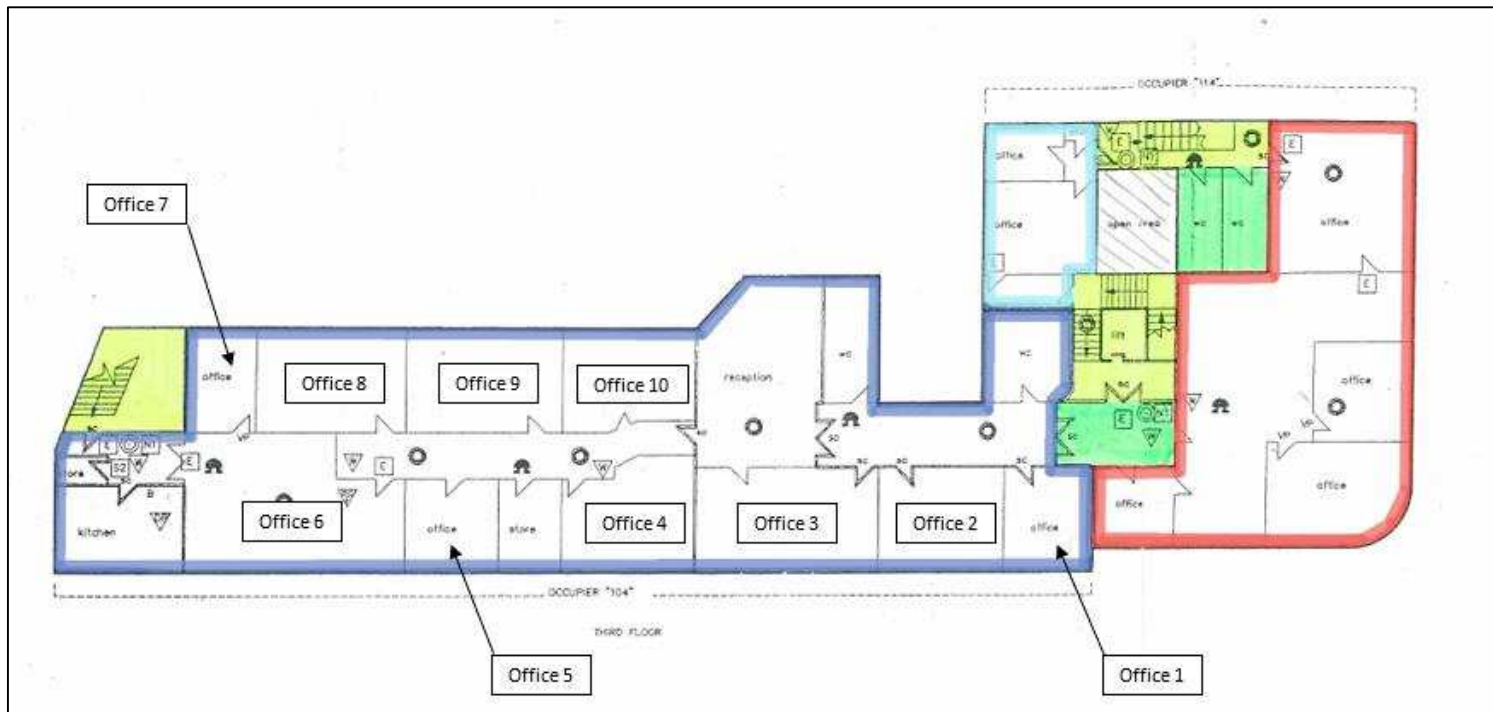
Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com





Office	Square Metres	Square Feet	Availability
Office 1	16.76m ²	180sq.ft.	Under Offer
Office 2	23.03m ²	248sq.ft.	Under Offer
Office 3	36.36m ²	391sq.ft.	Under Offer
Office 4	21.77m ²	235sq.ft.	Available
Store	9.23m ²	99sq.ft.	Available
Office 5	14.37m ²	155sq.ft.	Available
Office 6*	46.90m ²	505sq.ft.	Available
Kitchen*	15.95m ²	161sq.ft.	Available
Office 7*	14.27m ²	154sq.ft.	Available
Office 8	20.80m ²	224sq.ft.	Available
Office 9	24.09m ²	259sq.ft.	Available
Office 10	17.54m ²	189sq.ft.	Available

*Due to their configuration, Offices 6, 7 and the adjoining kitchen must be occupied as a single suite.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



Location

The premises form part of the Royal Hotel Buildings, which is located on Victoria Street in the heart of Derby City Centre.

Victoria Street is a main thoroughfare for pedestrian and public transport and links Albert Street to the Wardwick and onto Friar Gate. The property is close to many City Centre public car parks including the Assembly Rooms, Babington Lane and Bold Lane.

The premises are located within the Cathedral Quarter Business Improvement District. For further information on the benefits of locating within this area please visit www.derbycathedralquarter.co.uk.

Description

The premises comprise a variety of refurbished third floor offices. The suites provide predominantly cellular office accommodation that can be occupied either individually or in combination. Additionally, the offices benefit from a communal break out room, as well as male and female w/c facilities.

Access to the available accommodation is by way of a communal staircase and personnel lift that runs through the centre of the building.

The offices will be refurbished and presented to a high quality including carpet floor coverings, wall mounted power and communications trunking, centrally heated radiators and CAT 2 light fittings.

Accommodation

The property comprises a variety of third floor offices that are available individually or in combination, with sizes ranging from 14.37 m² / 155 sq.ft. to 183.95 m² / 1,980 sq.ft.

Tenure

The suites are available by way of new effectively full repairing and insuring leases, subject to three or five yearly rent reviews where appropriate.

Rent

Rents will vary dependent upon the accommodation occupied. Applicable rents are available upon request, from circa £7.50 per sq.ft. Please contact the marketing agents for more information.

Services

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

Service Charge

A service charge is payable towards the maintenance and repair of all communal areas as well as the building's insurance. Further details are available upon request.

Rates

The property is yet to be assessed for business rates purposes. Interested parties are advised to contact the marketing agents for indicative figures.

Energy Performance Certificate

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



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party is to be responsible for its own legal costs in connection with the transaction.

Anti-Money Laundering Policy

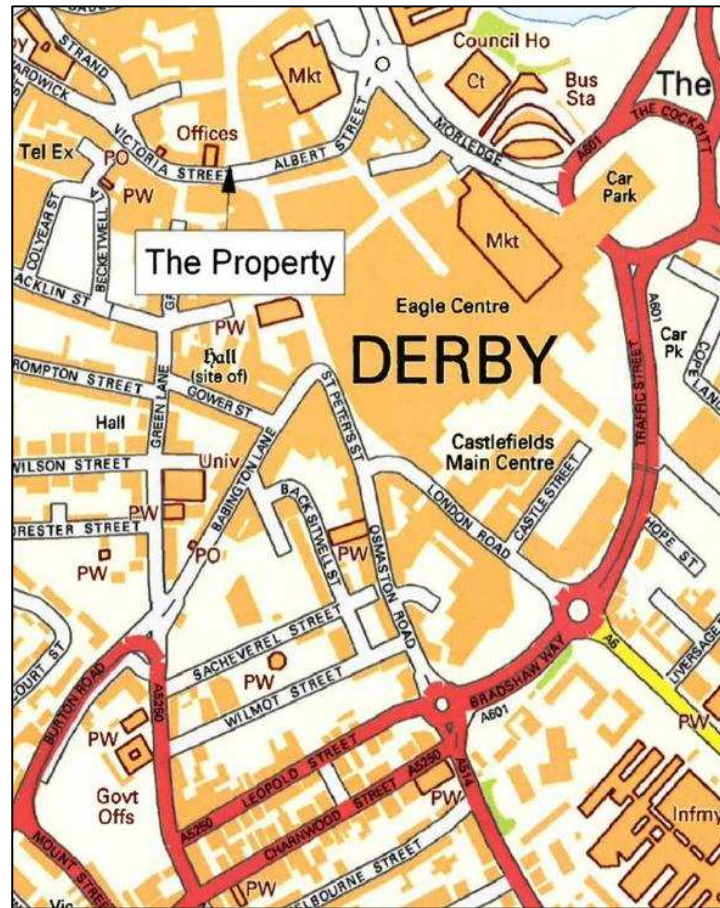
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewings

Viewing is strictly via prior appointment with sole agent, Salloway:-

Tel: 01332 298000

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



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

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No. LIG01040.



SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com

