

Centrally Located Offices

80 – 507 sq m (861 – 5,457 sq ft)

First Floor & Second Floor, 7 Market Place, Derby, DE1 3ZF

To Let



New to the Market

- Centrally located self-contained office
- Refurbishment underway
- Car parking available
- Incentives available
- Part air-conditioned
- Cat 2 lighting
- Available individually or combined
- Characterful building

Centrally Located Offices

**First Floor & Second Floor, 7 Market Place, Derby,
DE1 3ZF**

Location

Market Place is located in the heart of Derby City Centre and as such benefits from excellent communication links.

The City has a well-established retail and commercial core and good links to the M1 motorway which lies approximately 6 miles to the east.

The Property

The premises comprise first and second floor offices building providing a mix of open plan and cellular accommodation.

The owners are commissioning a refurbishment of the building and the office will be fully redecorated throughout and will benefit from new LED lighting.

Parking is available by way of separate negotiation.

Accommodation

The property has been referenced on a net internal basis and the following floor areas are calculated:

First floor 1a:	182 sq m	(1,959 sq ft)
First floor 1b (rear):	105 sq m	(1,130 sq ft)
Second floor above 1a:	140 sq m	(1,506 sq ft)
Second floor above 1b (rear):	80 sq m	(861 sq ft)

Town & Country Planning

The property has consent for use as an office within Class B1 of the Town & Country Planning (Use Classes) Order 1987.

Services

All mains services are connected to the property, although we can provide no warranty with regard to their capacity or connectivity.

Rates

The floors are currently assessed as part of the ground floor for rating purposes. Upon occupation, the demised area would need to be re-assessed. For further details, please contact the marketing agents.

Terms

The property is available for a term of years to be agreed on a fully repairing and insuring basis.

Rent

The rent will be as follows:-

First floor 1a:	£19,600 pax
First floor 1b (rear):	£ 9,000 pax
Second floor above 1a:	£12,000 pax
Second floor above 1b (rear):	£ 6,900 pax

Service Charge

A service charge is levied to cover the maintenance and upkeep of the common parts of the building.

VAT

All prices are quoted exclusive of VAT.



Viewing

Strictly by prior appointment
with the sole agents.

Sunny Landa

T: 0115 989 7091

E: sunny@ng-cs.com

Ellis Cullen

T: 0115 989 7097

E: ellis@ng-cs.com

FHP - Derby

T: 01332 343222

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: SL/RKB/8105 28.11.19