

Superbly Presented

Quarmill House, Sir Frank Whittle Road, Derby, DE21 4XF

Open Plan
Offices

High Calibre Offices Fully Refurbished

380 – 760 sq m (4,088 – 8,176 sq ft)

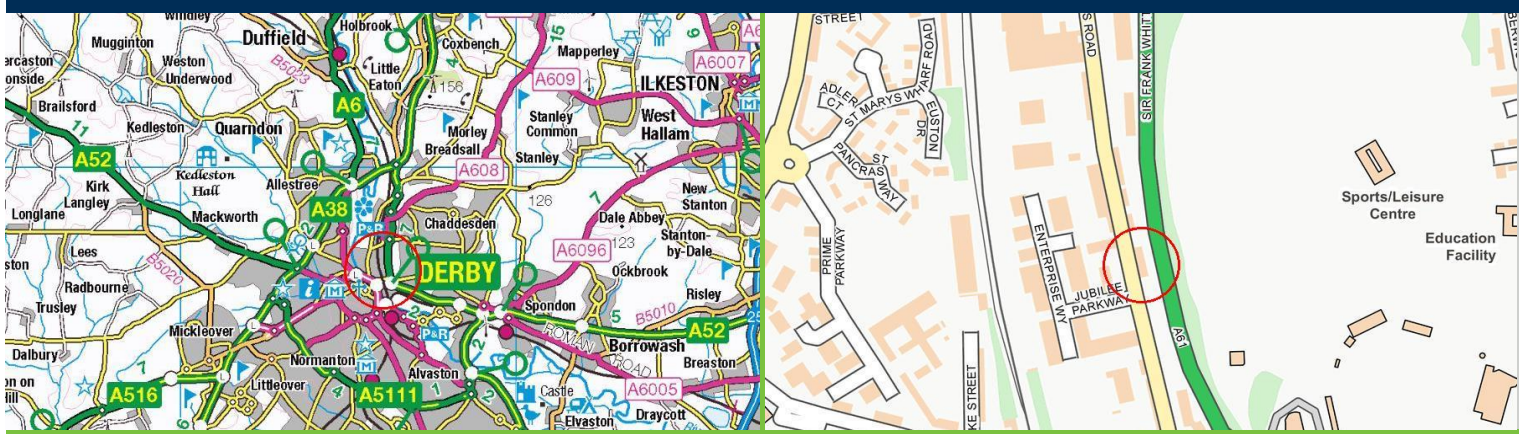
- Modern premises
- Established office location
- Car parking for 17 cars per floor
- Secure Site
- LED Lighting
- Immediately available

TO LET



NG Chartered Surveyors
Holland House | 43 Loughborough Rd | West Bridgford
Nottingham NG2 7LA


www.ng-cs.com
0115 958 8599



Location

Sir Frank Whittle Road (A61) is one of Derby's prime office locations and is home to a number of headquarter offices users including Barclays Business Centre, Mott McDonald, Balfour Beatty, RAIB and Signaling Solutions.

Quarmill House is strategically located close to Pentagon Island the main junction with the A52/A61 providing excellent communication links with the A38/A6 and Junctions J25 and J28 of the M1 motorway.

Derby City Centre is approximately half a mile to the south west.

Description

Quarmill House is a modern three storey office building providing an impressive external design and internally finished to a high specification with comfort cooling , LED lighting, Cat 6 cabling and Kingspan RG3 steel encapsulated raised floor throughout.

The ground and first floors are currently available and provide 34 on-site parking spaces.

Accommodation

	sq m	sq ft
Ground floor	380	4,088
First floor	380	4,088
Total NIA	760	8,176

Business Rates

The rateable value of each floor is presently £61,000 in the draft 2017 listing.

Service Charge

A low service charge of £1.75 per sq ft plus VAT is attributable to each floor.

Tenure

The premises will be available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed.

Rent

The rent will be **£90,000 per annum exclusive**.

VAT

VAT is applicable in addition to the rent at the prevailing rate.

Legal Costs

Each party is to bear their own costs in documenting a new lease agreement.

EPC

As of June 2018 the premises have an EPC assessment as follows:-

Ground Floor: B
First Floor: C

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be 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. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

Subject to contract

Viewing: By prior appointment with the joint sole agents:



Sunny Landa

0115 989 7091

07733 464 322

sunny@ng-cs.com

Innes England

01332 362244