

# TO LET



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Property Consultants

## City Centre Offices

From 26.5 m<sup>2</sup> (285 sq.ft.) to 175.2 m<sup>2</sup> (1,885 sq.ft.)

17-23 St James' Street, Derby DE1 1RF



- City Centre office accommodation.
- Excellent value with practical specification.
- Cellular layout with kitchenette / staff facilities.
- Flexible lease terms available.

## FROM ONLY £1,995 P.A.X.

JS/J0007/5771/03-01/11/07/11

**01332  
298000**

[www.salloway.com](http://www.salloway.com)

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## Location

The accommodation is accessed via a shared entrance from St James' Street. St James' Street is a busy pedestrian thoroughfare situated in the heart of Derby City Centre, a short distance from the market place and is recognised as being part of the segment of the City which is designated for business users.

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](http://www.derbycathedralquarter.co.uk)

## Description

The premises comprises of a range of office suites arranged over three floors. The suites can either be let as a whole or individually.

Accessed via a communal entrance and staircase from the ground floor, the suites are both self contained and of generally cellular layout featuring fitted carpets, electric heaters and fluorescent lighting.

The suites are served by kitchenette and staff facilities.

## Accommodation

The premises comprise:

### First Floor

#### Suite 1

Office 1	12.6m <sup>2</sup>	/	136ft <sup>2</sup>
Office 2	6.7m <sup>2</sup>	/	72ft <sup>2</sup>
Office 3	7.2m <sup>2</sup>	/	77ft <sup>2</sup>

Net Internal Area 26.5m<sup>2</sup> / 285ft<sup>2</sup>

#### Suite 2

Office 1	20.9m <sup>2</sup>	/	225ft <sup>2</sup>
Office 2	16.1m <sup>2</sup>	/	173ft <sup>2</sup>
Office 3	39.2m <sup>2</sup>	/	421ft <sup>2</sup>
Office 4	10.9m <sup>2</sup>	/	118ft <sup>2</sup>

Net Internal Area 87.1m<sup>2</sup> / 937ft<sup>2</sup>

#### Suite 3

Office 1	22.7m <sup>2</sup>	/	244ft <sup>2</sup>
Office 2	8.3m <sup>2</sup>	/	89ft <sup>2</sup>
Store	1.3m <sup>2</sup>	/	14ft <sup>2</sup>

Net Internal Area 32.2m<sup>2</sup> / 347ft<sup>2</sup>

Total NIA 145.8m<sup>2</sup> / 1,569ft<sup>2</sup>

### Second Floor

#### Suite 4

Suite 4 comprises of six offices and a kitchenette.

Second Floor NIA 87.4m<sup>2</sup> / 941ft<sup>2</sup>

### Third Floor

#### Suite 5

Suite 5 comprises of five offices and storage space.

Third Floor NIA 87.8m<sup>2</sup> / 945ft<sup>2</sup>

Total NIA 175.2m<sup>2</sup> / 1,886ft<sup>2</sup>

## Business Rates

Interested parties are advised to contact Derby City Council with regard to the current Rateable Value.

## Lease Terms

The premises are available either on short term leases for a minimum term of six months or longer term leases up to 5 years are available. In some cases it may be necessary to contract the leases outside the Landlord and Tenant Act 1954 Part II as amended in respect of Sections 24 & 28 Security of Tenure.

## VAT

The rental will be subject to VAT at the prevailing rate.

## Legal Costs

The ingoing Tenant is to be responsible for the Landlord's reasonably incurred legal costs in connection with this transaction.

## Further Information / Viewing

For further information on this property or to arrange a viewing, please contact sole agent, Salloway:

Tel: 01332 298000

E-mail: [derby@salloway.com](mailto:derby@salloway.com)



**First Floor**



**Second Floor**



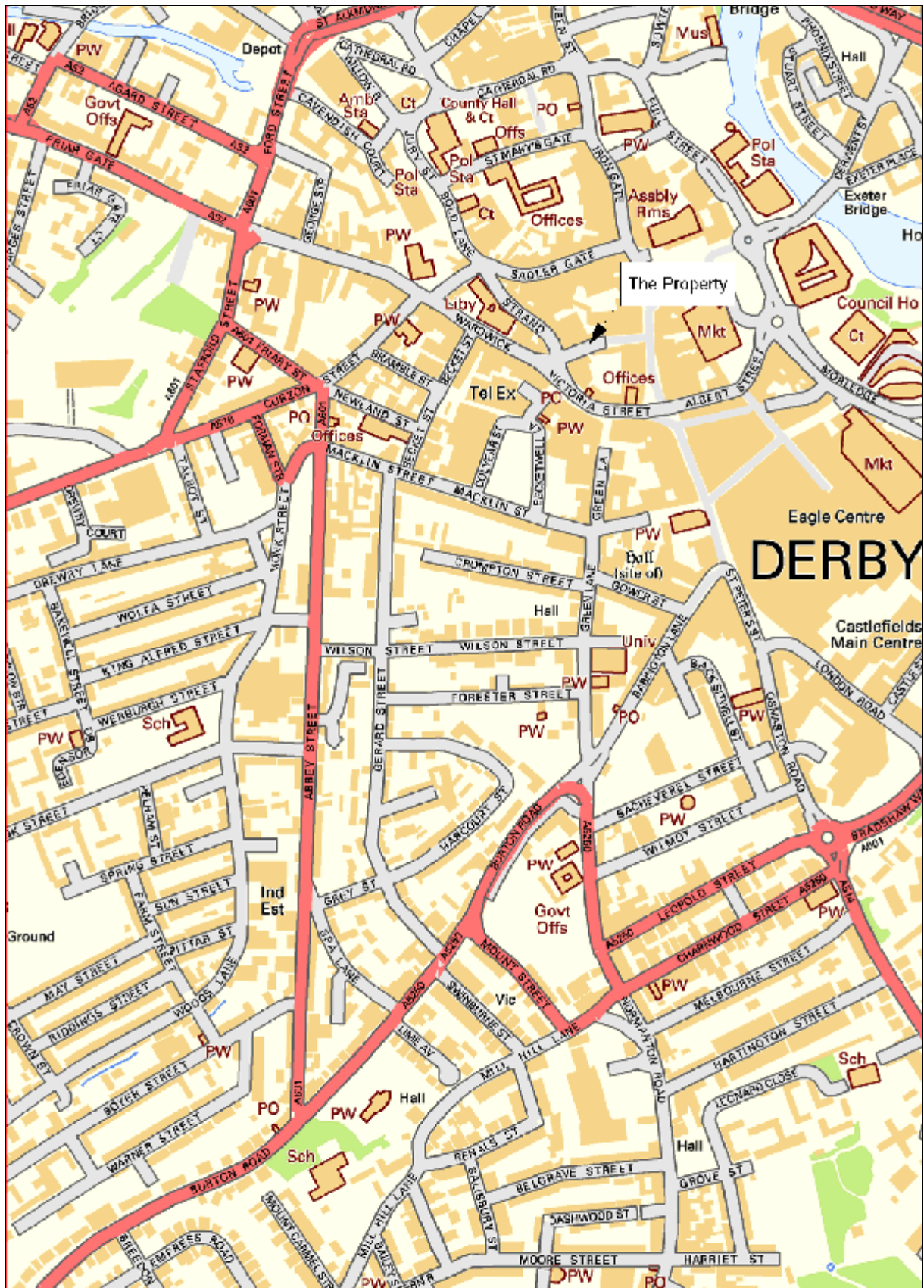
**Third Floor**

Not to scale – For information purposes only

**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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