

St Helens House | King Street | Derby | DE1 3EE

Attractive three storey office building with parking and within short walking distance of Derby City Centre

900.53 m²
(9,693 ft²)

- Self-contained character office building
- Mixture of open plan and cellular accommodation
- On site car parking
- Good access to local amenities
- Available on new lease terms
- Rent £130,000 per annum



TO LET



Location



Gallery



Video



Contact



Location

St Helens House is situated in a prominent location on King Street, off Derby's inner ring road (A610), providing excellent access to the City, the M1 at Junction 25 and the A38. The City Centre is a short walk away, with the bus station a 10 minute walk and the mainline railway station a 30 minute walk.

The Property

The offices comprise a three storey Grade I listed detached building of stone/brick construction, set within a secluded walled environment. There is separate vehicle and pedestrian access directly off King Street.

Internally the offices are finished to a good standard. The accommodation comprises a mixture of cellular and open plan rooms, all with high ceilings and period features. The offices are accessed through a central doorway leading to a large reception and master staircase. There are kitchen and WC facilities throughout the building.

The individual rooms benefit from good natural light through large period sash windows. There is gas fired central heating with radiators throughout the building.

Externally there are landscaped gardens and private off street parking.





Accommodation

The property has the following approximate net internal floor area:

St Helens House	m ²	ft ²
Ground Floor	330.84	3,561
First Floor	302.76	3,259
Second Floor	266.93	2,873
Total	900.53	9,693

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

The property is available as a whole and consideration may be given to splitting the accommodation on a floor by floor basis.

Floor plans are available on request.

Car Parking

The building benefits from a secure private car park that is directly accessed of King Street.



Business Rates

We are advised by Derby City Council that the premises hold the following rateable value:-

£52,500

The rates payable multiplier for 2021/22 is 51.2p.

Legal Fees

Each party to pay their own legal and professional costs incurred with this transaction.

EPC

The property has an Energy Performance Certificate rating of TBC.

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

Identity Checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain documents. The required documents will be confirmed to and requested from the successful tenant at the appropriate time.



Location



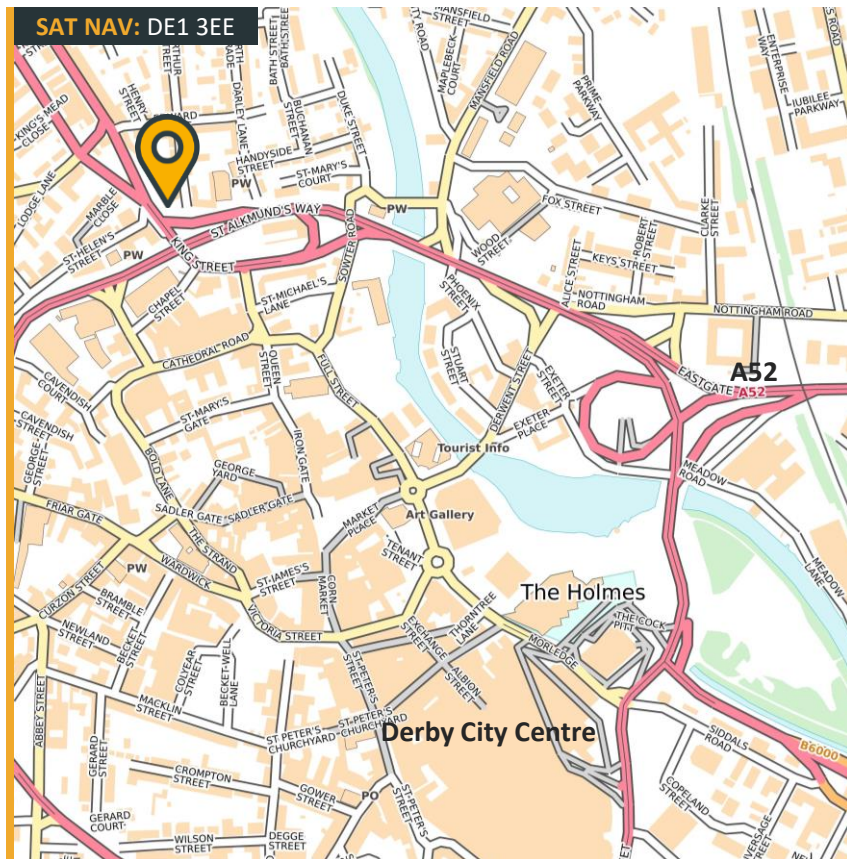
Gallery



Video



Contact



Lease Terms

The property is available to let by way of a new lease for a period to be agreed at a rent of:-

£130,000 per annum

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Darran Severn

07917 460 031

darran@fhp.co.uk

Dan Mooney

07929 716 330

dan.mooney@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

25/04/2022

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.