



JOHNSON FELLOWS  
CHARTERED SURVEYORS

**TO LET**  
**GROUND FLOOR UNIT AND FIRST FLOOR OFFICES**

**JOSEPH WRIGHT HOUSE  
34 IRON GATE  
DERBY  
DE1 3GA**

- Superb Derby city centre location
- Ground floor unit with first floor offices
- Can be let separately or as a whole



Tel: 0121 643 9337 Fax: 0121 643 6407

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### LOCATION

Joseph Wright House is situated in an excellent position on the Western side of Iron Gate in the Cathedral Quarter of Derby city centre. The property is therefore very well located for all the amenities and facilities within Derby city centre.

There is a good plan / location map at the end of these details.

### DESCRIPTION

The subject property is Grade II listed. The subject accommodation is within a building of traditional brick construction underneath a pitched tiled roof. The accommodation comprises a ground floor office / retail unit which has a small basement area. To the rear of this are a series of individual offices with WC and kitchen facilities. There are wall mounted radiators (gas central heating). This particular accommodation was last used by a firm of Chartered Surveyors and Estate Agents.

On the first floor, which is accessed separately, is an attractive front office and there are a series of offices to the rear. The accommodation is heated via electric wall mounted radiators. A kitchen and WC serves this accommodation.

### ACCOMMODATION

The subject accommodation has been measured on an IPMS 3 basis as follows:

Basement	604 sq ft or thereabouts
Ground Floor	1,534 sq ft or thereabouts
First Floor	1,133 sq ft or thereabouts
<b>Total</b>	<b>3,271 sq ft or thereabouts</b>

The accommodation can be let as a whole or floor by floor.

### TERMS

The accommodation is available on a new lease on terms to be agreed and further information is available from the agent Johnson Fellows.

### VAT

VAT might apply.

### RATEABLE VALUE

The tenant will be responsible for payment of the business rates direct to the local authority.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.



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## VIEWING

All viewings by prior appointment with this office

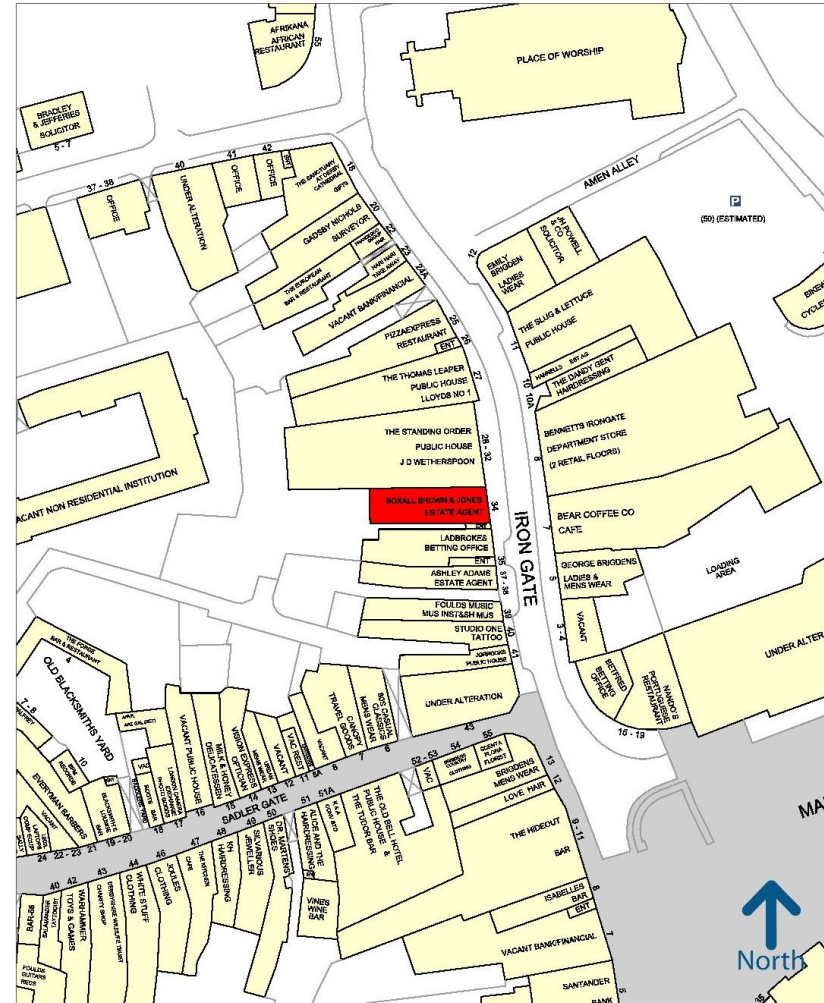
## CONTACT

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**SUBJECT TO CONTRACT**



50 metres

Experian GeoD Plan Created: 08/03/2021  
Created By: Johnson Fellows



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For more information on our products and services:  
[www.experian.co.uk/goed](http://www.experian.co.uk/goed) | [goed.sales@uk.experian.com](mailto:goed.sales@uk.experian.com) | 0845 601  
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