



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





JOHNSON FELLOWS  
CHARTERED SURVEYORS

# TO LET GROUND FLOOR UNIT AND FIRST FLOOR OFFICES

## 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 goad 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

The EPC rating is C68 for the ground floor, and F131 for the first floor.



JOHNSON FELLOWS  
CHARTERED SURVEYORS

# TO LET GROUND FLOOR UNIT AND FIRST FLOOR OFFICES

## VIEWING

All viewings by prior appointment with this office.

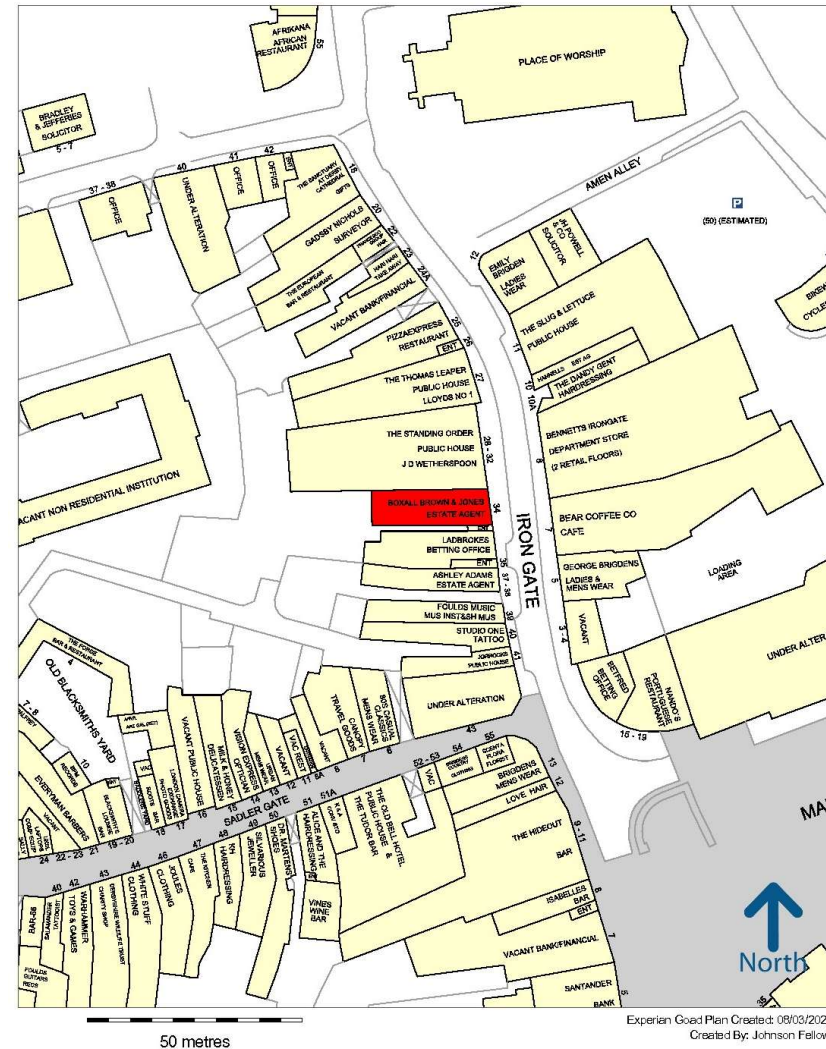
## CONTACT

Mark Fitzpatrick

Email: [mark.fitzpatrick@johnsonfellows.co.uk](mailto:mark.fitzpatrick@johnsonfellows.co.uk)

Tel: 07305 334 286

## SUBJECT TO CONTRACT



Copyright and confidentiality Experian, 2020. © Crown  
copyright and database rights 2020. OS 100019885

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 6011

Tel: 0121 643 9337 Fax: 0121 643 6407

[johnsonfellows.com](http://johnsonfellows.com)





JOHNSON FELLOWS  
CHARTERED SURVEYORS

# TO LET GROUND FLOOR UNIT AND FIRST FLOOR OFFICES



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Tel: 0121 643 9337 Fax: 0121 643 6407

[johnsonfellows.com](http://johnsonfellows.com)