



**1 Woburn House, Vernon Gate, Derby, Derbyshire DE1 1UL**

## **OFFICES**

- ▶ **Prestigious modern courtyard development**
- ▶ **2,761 sq ft - May split floor by floor from 836 sq ft**
- ▶ **There are 4 parking spaces per floor available**
- ▶ **Close to inner ring road**

For enquiries and viewings please contact:



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### Location

The Vernon Gate development is located within the Friar Gate Conservation Area and the commercial and professional sector of the city centre. The development offers modern offices within a Georgian style courtyard, behind the Grade II Listed Façade of the former County Gaol.

Vernon Gate has excellent communication links with both the inner/outer ring roads and the nearby A38/A52 networks.

### Description

Woburn House is of steel frame construction with block work/red brick faced cavity walls with rendered finish to the courtyard elevation, under a pitched slate roof. Windows are double-glazed softwood units.

Suite 1 is self-contained and arranged over three floors and is fitted to a high standard with a mixture of open plan and modular offices. The accommodation has air conditioning, suspended ceilings with Cat 2 lighting, perimeter trunking for power and Cat 5 cabling. There are kitchenette and w.c. facilities.

Letting on a floor by floor basis may be considered.

### Accommodation

	Sq M	Sq Ft
Ground Floor	77.7	836
First Floor	90.3	972
Second Floor	88.5	953
<b>Total</b>	<b>256.5</b>	<b>2,761</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

The premises have Class B1 Office consent under the Use Classes Order 1987. Interested parties are advised to clarify their own use direct with the local planning department on 01332 640795.

### Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

### Business Rates

The premises are rated as Offices and Premises with the following rateable values:-

Ground Floor £9,800

First Floor £9,800

Second Floor £7,900

### Price

Rental £30,000 per annum exclusive of business rates and VAT and is payable quarterly in advance.

### Service Charge

Estate Management Service Charge

There is a service charge for the upkeep of the Estate which covers the estate maintenance, refuse collection, lighting of common parts, external lighting, landscaping and external redecoration.

Building Service Charge

There would be a service charge for the tenants of each floor equivalent to £3.29 per sq ft and includes electricity (both in the common areas and within the suite), water rates, fire alarm and burglar alarm maintenance, fire extinguishers, external window cleaning, administration and management fee.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: D (92)

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