

Offices

34 Charnwood Street
Derby
DE1 2GU

TO LET

- Good quality individual offices
- 225 – 265 sq ft
- On-site parking
- Available flexible term
- Good access to inner ring road



All enquiries/
viewing
requests to:



Debbie Thompson

07825 685933

dthompson@innes-england.com



Nick Hosking

07855 423458

nhosking@innes-england.com

01332 362244

www.innes-england.com

Location

The property is situated with frontage to both Charnwood Street and Melbourne Street on the southern edge of the city centre, with good access to the inner ring road, public transport and other amenities of the city centre.

Description

Attractive Victorian period building providing good quality office accommodation with entrance off Charnwood Street along with a reception/waiting area in a modern extension to the rear, accessed off Melbourne Street.

Currently available are two ground floor offices that have been redecorated to a high standard and provide a modern working environment to include laminate flooring, double glazed windows, spot and category 2 lighting and category 5 cabling with access to broadband connection.

Occupiers have use of the shared reception/waiting area, w.c. and kitchen facilities along with private car parking to the rear off Melbourne Street.

In addition there is on-street metered parking along Charnwood Street.

Accommodation

	sq m	sq ft
Office 1	20.88	225
Office 2	24.61	265

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

Planning

The premises have Class B1(a) Office consent under the Use Classes order 1987. Prospective tenants are advised to clarify their use direct with the local Planning Department on 01332 640795.

Tenure

The offices are available on flexible term easy-in, easy-out tenancies on an inclusive rental.

Rental

Rental £520 per month to include the following:-

- Service charge
- Buildings insurance
- Water rates
- Utilities
- Broadband connection

IT and Telecoms charges are the tenants responsibility

The rental is paid quarterly in advance.

Business Rates

The tenant is responsible for their proportion of the business rates.

Value added tax

We understand VAT is applicable on the rental.

Energy Performance Certificate

The property has an EPC rating of D (83). A full copy of the EPC is available on request.



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