



Quarmill House, Sir Frank Whittle Road, Derby, Derbyshire DE21 4XF

OFFICES

- ▶ **Currently undergoing high spec refurbishment**
- ▶ **7,903 sq ft (834.2 sq m) - can split from 3,943 sq ft (366.3 sq m)**
- ▶ **Good on-site parking**
- ▶ **Excellent access to A61/A38/A52 network**

For enquiries and viewings please contact:



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Location

Sir Frank Whittle Road (A61) is one of Derby's prime office locations and is home to a number of headquarter offices users including Barclays Business Centre, Mott McDonald, Balfour Beatty, RAIB and Signaling Solutions.

Quarmill House is strategically located close to Pentagon Island the main junction with the A52/A61 providing excellent communication links with the A38/A6 and Junctions J25 and J28 of the M1 motorway.

Derby City Centre is approximately half a mile to the south west.

Description

Quarmill House is a modern three storey office building providing an impressive external design and internally finished to a high specification with comfort cooling throughout.

The ground and first floors are currently available and provide 34 on-site parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	366.3	3,943
First Floor	367.9	3,960
Total	734.2	7,903

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

Planning

The premises have Class B1 Business consent under the Use Classes Order 1987.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

The accommodation can be let as a whole or on a floor by floor basis from 3,943 sq ft (366.3 sq m)

Business Rates

Rateable value under the 2010 listing - £61,000

Rateable value under the draft 2017 listing - £61,000

Source:VOA

Price

Rental £11.50 per sq ft exclusive of service charge, business rates and VAT.

Service Charge

There is a service charge payable to cover external repairs and maintenance.

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: Ground Floor B and First Floor C

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 19-Jan-2018



