

4 Wentworth House, Vernon Gate, South Street , Derby, DE1 1UR

**TO LET**

**Self-contained office/headquarter building in prestigious and established location.**

**OVERVIEW**

Modern three storey office building.

Net Internal Area of approximately 249.9 sq m / 2,689 sq ft.

Seventeen allocated parking spaces.

Located in an established office development located close to both Derby city centre and the inner ring road.

Former clinic/training centre with D1 planning consent.

## LOCATION

The property is located in the north western business quarter of Derby city centre, in the popular Vernon Gate area. The location is populated by a multitude of high quality companies operating within the professional service sector.

Vernon Gate is a relatively modern development located on the site of the former Greyhound Stadium and is in one of the city's most historic Conservation Areas providing excellent transport links to Derby city centre via the A52 which forms part of Derby's inner ring road.

## DESCRIPTION

The subject property comprises a three storey office building and is configured to provide a ground floor reception entrance with stairs to the upper levels together with a range of cellular rooms centred around a central waiting area.

The second and first floors are of a similar layout each having relatively open plan rooms either side of a corridor with dedicated kitchen and WC facilities at every level.

The offices are of a modern appearance and benefit from painted plaster walls, laminate floor coverings, suspended ceilings, electric panel heaters together with a mixture of both strip and spot lighting.

Externally, the property has parking for seventeen vehicles within the demised estate.

## ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Ground Floor - 84.1 sq m / 905 sq ft

First Floor - 81.0 sq m / 871 sq ft

Second Floor - 84.8 sq m / 913 sq ft

Total Net Internal Area - 249.9 sq m / 2,689 sq ft

## PLANNING

At present the property is currently utilised as a clinic/training centre under D1 (Non-residential institutions)/B1 (a) (Office) Use. However alternative uses may be considered suitable subject to the necessary planning consent.

All planning information should be confirmed with the Local Authority.

## SERVICES

It is understood that all mains services with the exception of gas are connected to the property.

## BUSINESS RATES

The property is listed on the Valuation Office website as having the following Rateable Values:

Ground Floor Suite 4 - Office & premises - £11,500

First & Second Floors Suite 4 - Office & premises - £14,250

Interested parties are advised to contact the Local Billing Authority with respect to the rates payable for this property.

## SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common parts of the estate.

## TENURE

The premises are available by way of assignment/sub lease with further details available on request via the agent.

## PRICE

Rent on application.

## VAT

We are advised that VAT is applicable on this property. All figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party are to bear their own legal costs in connection with this transaction.

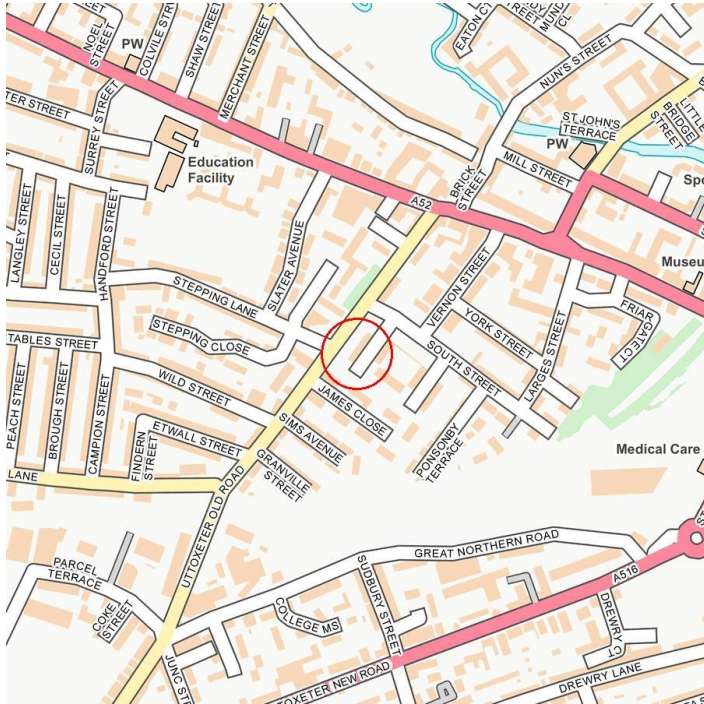
## VIEWING

Strictly via appointment with sole agents BB&J Commercial.

## CONTACT

Chris Keogh  
01332 292825  
[c.keogh@bbandj.co.uk](mailto:c.keogh@bbandj.co.uk)

## LOCATION MAP



## ENERGY PERFORMANCE RATING

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Unit 4 Wentworth House  
 Vernon Gate  
 DERBY  
 DE1 1UR

**Certificate Reference Number:**  
 0230-0037-7639-4992-8002

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

A

B

C

D

E

F

G

Net zero CO<sub>2</sub> emissions

101

This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 303  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>m<sup>3</sup> per year): 78.25  
 Primary energy use (kWh/m<sup>3</sup> per year): Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:

36 If newly built

95 If typical of the existing stock

## PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

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