



4 Woburn House, Vernon Gate, Derby, Derbyshire DE1 1UP

HIGH QUALITY OFFICES

- ▶ **Second floor suite of 460 sq ft**
- ▶ **On-site parking**
- ▶ **Attractive courtyard office development**
- ▶ **Close to inner ring road and short distance from city centre and A38/A52/A6 network**

For enquiries and viewings please contact:



Debbie Thompson
07825 685933
dthompson@innes-england.com



Nick Hosking
07855 423458
nhosking@innes-england.com

Location

Located within the Friar Gate Conservation Area, the Vernon Gate development was completed in 2001 and provides modern office buildings within a Georgian style courtyard, behind the Grade II Listed façade of the former 19th Century County Gaol.

Located close to the inner ring road, providing easy access to the A38/A52/A6 network and M1 motorway.

Within walking distance of the city centre and the restaurants and shops within the Cathedral Quarter.

Description

High quality second floor office suite of 460 sq ft within a pPrestigious modern courtyard development located close to the inner ring road and city centre.

The office accommodation will be refurbished with new carpets throughout, new kitchenette and decoration.

There are demised on-site parking spaces available.

Accommodation

	Sq M	Sq Ft
Main Office	31.5	339
Partitioned Office	11.2	121
Total	42.7	460

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second 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 lease on full repairing and insuring terms via a service charge, for a term to be agreed.

Business Rates

The ground and first floors current have a combined listing as Offices & Premises with a rateable value of £5,000. Subject to status the tenant might qualify for 100% rates relief. Source: VOA website.

Rent

Rental on application

Service Charge

There is a service charged levied to cover the tenants contribution towards external repairs/maintenance, upkeep of common areas, electricity usage within the suite, water rates and external landscaping. Full details on request.

VAT

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

EPC

An EPC has been requested.

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 20-Nov-2020

