

TO LET

Second Floor Office Accommodation

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Second Floor Offices, Stuart House,
15-23 Green Lane, Derby DE1 1RS



Rent: £2,400 per calendar month exclusive

- High quality office accommodation.
- Net Internal Area of 329.47 m² / 3,546 sq.ft.
- Available May 2025.
- Situated in a convenient accessible location.
- Adjacent to the new Becketwell scheme.
- Subject to a scheme of modification and refurbishment.



SALLOWAY



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Location

The offices are located within the second floor of Stuart House, 15-23 Green Lane, in the centre of Derby. Green Lane lies to the west of the Derbion Shopping Centre and to the south of the historic Cathedral Quarter.

The surrounding area is mostly retail users and offices. The new Becketwell scheme is located within close proximity and will provide further city centre living accommodation and an events venue when completed.

Description

The office accommodation is situated on the second floor of Stuart House and benefits from shared access off Green Lane with lift access to the second floor. Stuart House is owned by the United Reformed Church who occupy half of the building.

The accommodation provides a lobby/waiting area on entry that leads on to open plan office accommodation. Leading off the open plan office accommodation are a total of 4 partitioned offices, two meeting rooms, kitchen/break out area and male and female WC facilities.

The accommodation throughout is subject to refurbishment but in the main generally comprises a combination of carpet and wood effect vinyl floor coverings, painted plaster walls and suspended ceilings inclusive of inset LED lighting and comfort cooling/heating.

Services

It is understood that mains electricity, water and drainage are connected to the property.

Accommodation

The premises comprise:-

Office Accommodation: 329.47m² / 3,546sq.ft.

Total NIA: 329.47m² / 3,546sq.ft.

Business Rates

The premises are listed on the Valuation Office website as having a Rateable Value of:

Offices and Premises: £31,750

Interested parties are advised to contact the Local Billing Authority for further confirmation.

Leasehold Terms

The premises are available immediately by way of a new lease drawn on internal repairing and insuring basis subject to a service charge, for a term of years to be agreed.

Rent

The office space is available to rent at £2,400 per calendar month exclusive of rates and all other outgoings.

Service Charge

A service charge will be due for the maintenance and upkeep of the common areas and external elevations.

VAT

VAT is applicable at the prevailing rate.



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Legal Costs

Each party are to bear their own reasonably incurred legal costs in respect of any transaction relating to this matter.

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 Lessee.

Further Information / Viewings

For further information or to arrange a viewing, please contact the sole agent, Salloway:-

Tel: 01332 298000

Email: wspeed@salloway.com / hberesford@salloway.com

Planning

The property is currently used for the purposes of administrative offices, which we understand falls within Use Class E (Commercial, Business and Service).

Energy Performance Certificate

The property has an EPC assessment of D96.



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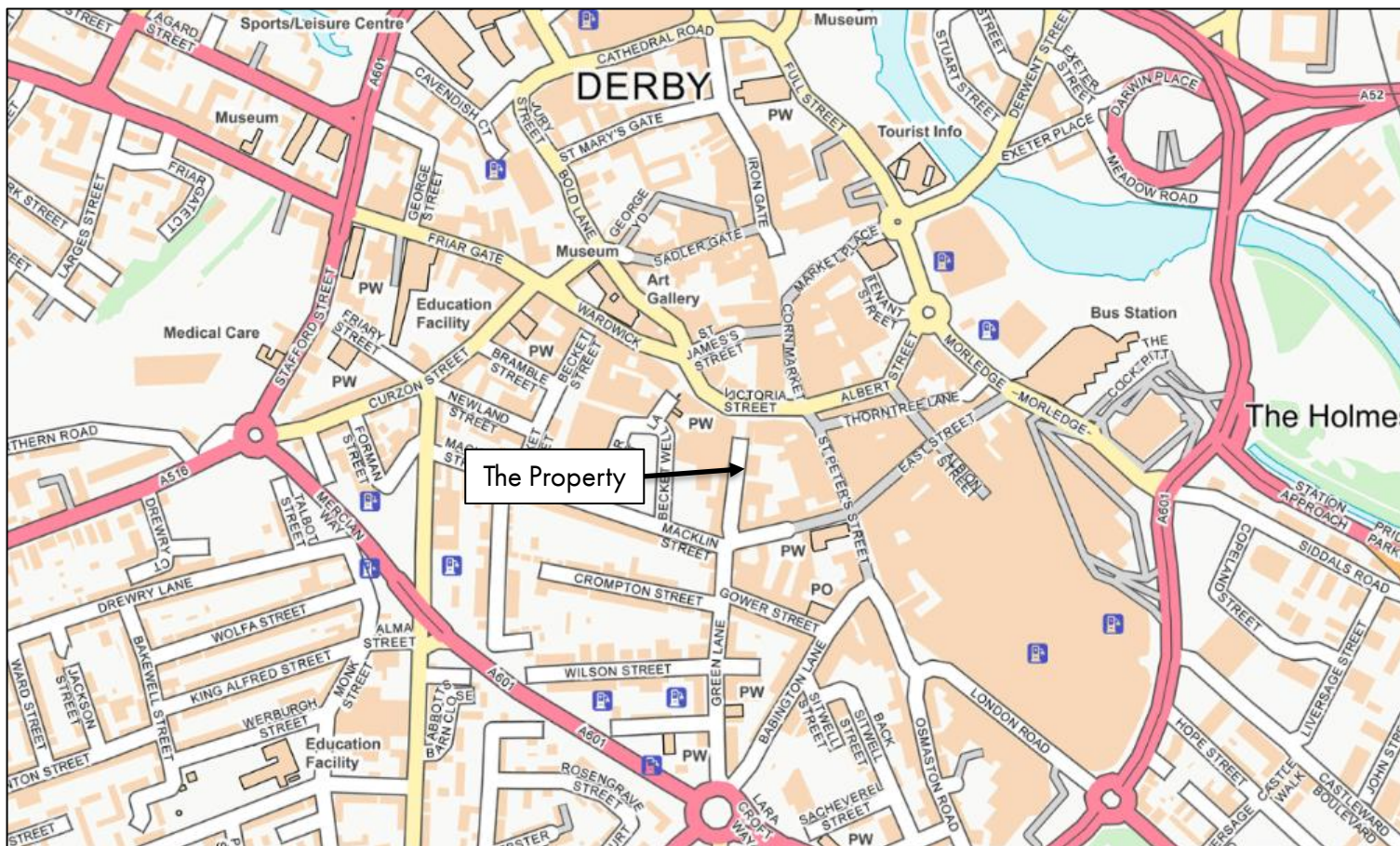
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