



St Katherine's House - Part First Floor Suite, St Mary's Wharf, Mansfield Road, Derby, Derbyshire DE1 3TQ

OFFICES

- **Self-contained suite 1,565 sq ft**
- **Dedicated on-site parking**
- **Edge of city centre location with easy access to A38/52/A61 network**
- **Lift access**

For enquiries and viewings please contact:



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Location

St Mary's Wharf development fronts Mansfield Road on the edge of the city centre, adjacent to the historic Chester Green conservation area. Just 5 minutes walk away from the city centre with excellent access to public services, main bus routes and easy transport links to the A38/A52 network and M1 motorway.

Description

Self-contained first floor office suite of approximately 1,565 sq ft (145.38 sq m) providing a mix of open plan and cellular offices along with kitchenette and w.c. facilities.

The property is located in an attractive courtyard development and has lift access.

There are 7 dedicated on-site car parking spaces.

Accommodation

	Sq M	Sq Ft
First Floor	145.4	1,565
Total	145.4	1,565

Planning

The premises have Class B1 Office consent under the Use Classes Order 1987. Prospective tenants are advised to clarify their planning direct with the local authority on 01332 640795.

Tenure

The premises are available on a new flexible term full repairing and insuring lease via a service charge.

Rent

Rental on application

Service Charge

There is a service charge to cover the tenants contribution toward external repairs and maintenance and the upkeep of common areas. 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.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England

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