

1 Bridge Street, Derby, DE1 3HZ

**TO LET**

Office suites within a prestigious and prominent location with secure car parking.

**OVERVIEW**

A selection of extensively refurbished office suites within a Grade II Listed Georgian building.

Suites available of varying sizes with the smallest being approximately 320 sq ft and the largest being 829 sq ft.

Suites can be taken together to provide a maximum floor area of approximately 3,608 sq ft.

Secure on-site car parking within an electric gated parking area.

Contemporary specification includes pre-installed electric and Cat 5 data perimeter cabling.

## LOCATION

The property is located in the north western quarter of Derby City Council in the popular and historic Friar Gate Conservation Area. The location is populated by a multitude of high quality companies operating within the professional services sector.

No 1 Bridge Street occupies a prominent location on the junction of Friar Gate (A52). Transport links are very good. The A52 forms part of Derby's inner ring road providing efficient vehicular access to all parts of Derby city.

The property is within walking distance of Derby city centre's wide range of retail, leisure and business facilities including the Intu Shopping Centre, Derby's Cathedral Quarter and extensive choice of restaurants and cafes.

## DESCRIPTION

The subject property comprises a mix of extensively refurbished office facilities located in a prestigious Georgian building and its grounds.

Whilst having the capacity to serve a single occupier, the internal layout of the building has been designed flexibly to provide a range of office suites to meet a variety of space requirements.

Individual office suites have been designed to provide self contained staff facilities (toilets/kitchen) together with independently metered services, telecoms, heating and intruder alarm.

No 1 Bridge Street has been refurbished to be DDA compliant and offers good city centre car parking ratios within an electronic gated car parking area.

## ACCOMMODATION

Available suites are detailed on the Schedule of Availability.

## PLANNING

We understand that the building benefits from planning consent for use as B1(a) offices. All planning information should be confirmed with the Local Authority.

## SERVICES

All mains services are available at the property.

## BUSINESS RATES

Business rates enquiries should be directed to the Local Authority.

## SERVICE CHARGE

A service charge is to be applicable in respect of external repairs and maintenance, together with cleaning of common facilities and management of service facilities (if appropriate).

## TENURE

The premises are available to let by way of a new effectively full repairing and insuring lease for a negotiable length of term, subject to rent reviews as appropriate.

## PRICE

Annual rentals for available suites are detailed on the Schedule of Availability.

## VAT

VAT is applicable on all lease transactions and associated costs at the prevailing rate.

## LEGAL COSTS

Ingoing tenants will be responsible for the landlord's reasonable legal costs incurred in agreeing a new lease.

## VIEWING

Strictly by prior appointment with sole agent BB&J Commercial.

## CONTACT

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## LOCATION MAP



## ENERGY PERFORMANCE RATING

NO EPC REQUIRED

## PROPERTY IMAGES

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

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