

TO LET

City Centre Office



Second Floor, 35/36 Iron Gate (2nd Floor), Derby DE1 3GA



- City Centre office suite extending to approximately 98.6m² / 1,061 sq.ft.
- Centrally located in the historic 'Cathedral Quarter'
- Independent ground floor entrance from Iron Gate, having passenger lift access.
- Secure car park to rear with 3 dedicated car parking spaces.

Rental: £8,000 P.A.X

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200232

Location

Iron Gate forms part of the Cathedral Quarter area of Derby and is a fashionable, partially pedestrianised street, providing high quality niche retail, professional services and leisure facilities within an historic setting close to Derby Cathedral.

The property is close to many City Centre public car parks including the Assembly Rooms, Babington Lane and Bold Lane.

The premises are located within the Cathedral Quarter Business Improvement District (BID). For further information on this area is available at www.derbycathedralquarter.co.uk.

Description

The premises are accessed directly from Iron Gate and comprises an office suite on the second floor of the building, benefiting from passenger lift access.

The accommodation is in the form of a rear suite having an open plan layout with a partitioned manager's office. The suite is finished to a high specification including carpets, suspended ceilings, Cat II / LED lighting and comfort cooling. There is also desk-height dado trunking providing power and data points throughout the suite.

There is a car park to the rear of the building, where 3 parking spaces are included with the letting.

Accommodation

Total NIA: 98.6 m² / 1,061 ft²

Services

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

Rateable Value

The 2nd floor has a Rateable Value of £9,600 according to the VOA website.

Service Charge

A service charge is payable towards maintenance and repair of all communal areas as well as buildings insurance

Lease Terms

The property is available by way of a new effectively full repairing and insuring lease, subject to three yearly rent reviews where appropriate.

Rent

£8,000 per annum, exclusive of business rates, VAT and all other outgoings.

Legal Costs

Each party is to be responsible for their own incurred legal costs in connection with the transaction.

VAT

VAT is applicable at the prevailing rate.

EPC

An Energy Performance Certificate is in preparation.

Viewing

Viewing is strictly via appointment with sole agents: **David Brown Commercial**.

Tel: 01332 200232

E-mail:

info@davidbrownproperty.com

IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

