



Ground Floor Office Premises, Litchurch Lane, Derby, Derbyshire DE24 8AA

GROUND FLOOR OFFICES

- ▶ **Offices available form 249 - 698 sq ft**
- ▶ **On-site parking**
- ▶ **Excellent access to the city centre and outer ring road**
- ▶ **Good connectivity with A50/A52/A6 network and M1 J24 and J25**

For enquiries and viewings please contact:



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Location

The premises are situated just 1.5 miles south of Derby city centre on Litchurch Lane, which is accessed via the A514 (Osmaston Road), a main arterial route linking the city centre with the inner and outer ring roads, providing ease of access to the A5/A52/A6 network.

The M1 J24 and J25 are both within a 15 minutes drive time.

Description

Two-storey services office building of steel portal frame construction with cavity block elevations surmounted with insulated cladding.

The available accommodation comprises 3 offices that can be let individually or combined. The rooms are finished with carpet floor covering, plaster painted walls and suspended ceilings with LED light panels.

There are shared w.c. and kitchen facilities.

There is some on-site parking.

The site has 24/7 security cameras.

Accommodation

	Sq M	Sq Ft
Ground Floor Room 1	54.2	583
Ground Floor Rooms 2-3	23.1	249
Ground Floor Rooms 4-4a	41.7	449
Total	64.8	698

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have consent for offices under Class E (Business, Commerce & Services) of the Use Classes Order 1987 (as amended)

Interested parties are advised to clarify their own uses direct with the local planning department on 01332 640795.

Tenure

The offices are available to let by way of a licence for a minimum period of 6 months.

Business Rates

The tenant is responsible for business rates, if applicable. The property is currently listed as Offices and Premises and have the following rateable values:-

Office 1 - £5,500

Office 2-3 - £2,250

Office 4-4a - £4,050

Subject to status the offices may qualify for 100% business rates relief.

Rent

Rental £18.00 per sq ft including service charge utilities and buildings insurance. Telecoms/IT billed separately.

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.

EPC

The premises have an EPC assessment of: D (85) and is valid until 24th November 2029

Viewings

Viewings are by appointment with sole agents Innes England

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