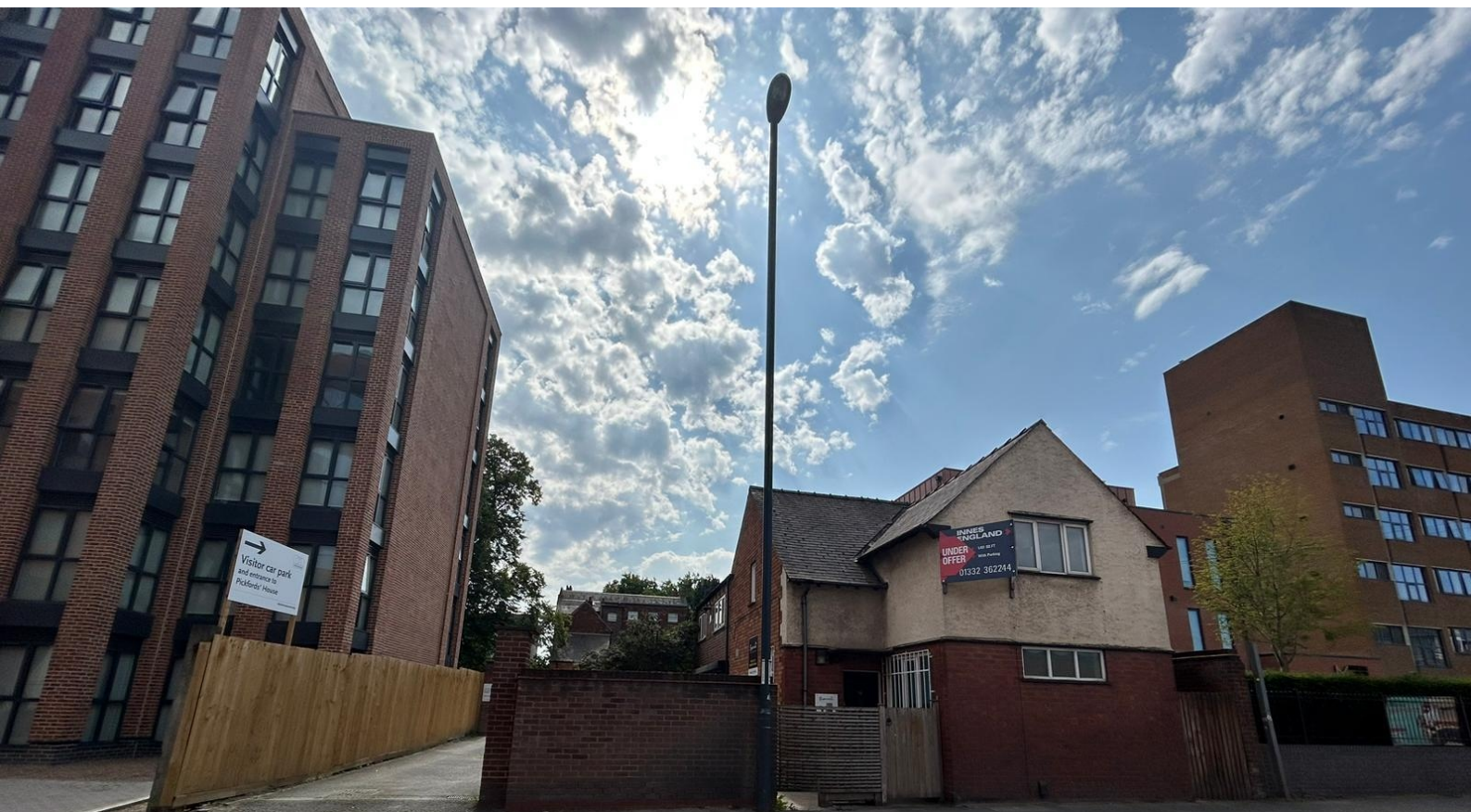




16 Agard Street, Derby, Derbyshire DE1 1DZ

OFFICES

- ▶ **Detached office building of 1,451 sq ft**
- ▶ **Prominent arterial route position close to inner ring road**
- ▶ **On-site parking**
- ▶ **Suitable for a variety of uses**

For enquiries and viewings please contact:



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Location

The property is well located on Agard Street within close proximity to the inner ring road, providing excellent access to the A52 and A38/A61 network. The city centre is within walking distance along with a number of public car parks.

Agard Street has recently undergone a transformation with four new apartment buildings, with further investment in the new University of Derby Business School located directly opposite, which is nearing completion. Further development of the UoD masterplan will include new student accommodation adjacent the business school.

Description

The property comprises a detached office building of traditional brick construction under a pitched tiled roof.

The ground provides a reception, office, training room along with kitchen and w.c. facilities. The first floor provides 3 individual offices and a large open plan office. The premises are fitted to a good standard including double glazing, perimeter data cabling and electric heating.

There is on-site parking for 4-5 cars off Agard Street.

Accommodation

	Sq M	Sq Ft
Ground Floor	67	721
First Floor	67.8	730
Total	134.8	1,451

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

Planning

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

Tenure

The property is available freehold with vacant possession. #

Alternatively the premises are available to let on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The property is currently listed as Offices & Premises and has a rateable value of £12,500. Source: VOA

Price/Rent

Freehold offers invited in the region of £300,000.

Rental offers invited in the region of £18,000 per annum exclusive.

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 has an EPC assessment of: E (109) and is valid until 6th February 2032

Viewings

Viewings are by appointment with sole agents Innes England

Our 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 purchaser.

Date Produced: 12-Aug-2025



