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TO LET
OFFICE BUILDING

**2 ST GEORGES HOUSE
VERNON GATE
DERBY
DE1 1UQ**

- Attractive Modern Office Building
- Available as a whole or may consider a floor by floor letting
- 14 On Site Car Parking Spaces
- Viewing Recommended
- 2,782 sq ft (258.5 sq m)



Tel: 0121 643 9337 Fax: 0121 643 6407

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LOCATION

The property is located within the commercial / professional sector of Derby – The Friargate conservation area.

Located just off Friargate, a main arterial route providing quick access to Derby City Centre, inner ring road, the A38 / A52 / A6 networks and the M1 Motorway.

The property is within walking distance of the city centre and the surrounding facilities within the Cathedral Quarter.

DESCRIPTION

The property comprises a modern 3 storey office building with rendered brick walls underneath a pitched slate roof.

Internally, the accommodation is in a mainly open plan format and can be partitioned as required by an occupying tenant. The specification includes carpeted floors, wall mounted electric wall heaters, perimeter trunking, mineral fibre suspended ceiling tiles and Category 2 recess lighting.

There is w/c accommodation on all floors and kitchen facilities.

ACCOMMODATION

The approximate floor area is as follows:

Ground Floor	87.5 sq m	942 sq ft
First Floor	84.8 sq m	913 sq ft
Second Floor	86.2 sq m	927 sq ft
Total Net Internal Area	258.5 sq m	2,782 sq ft

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and therefore, interested parties should verify these for themselves.

CAR PARKING

There are 14 car parking spaces allocated with this building

TENURE

The accommodation is available by way of a new lease on terms to be agreed.

RENT

The quoting rent is based on £12.00 per sq ft per annum exclusive of VAT, subject to contract.

This is assuming a 5-year term to a good covenant.



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ESTATE CHARGE

An estate charge is payable towards shared maintenance costs of the external areas and common parts. Details available via the agents.

BUSINESS RATES

At present the property is assessed as a single assessment and has a rateable value of £26,500 and has a local authority reference of 20009163005.

EPC

Details awaited.

LEGAL COSTS

Each party will be responsible for its own legal costs in connection with the preparation and agreement of documentation.

VAT

All figures quoted are exclusive of VAT.

VIEWING

All viewings by prior appointment through this office.

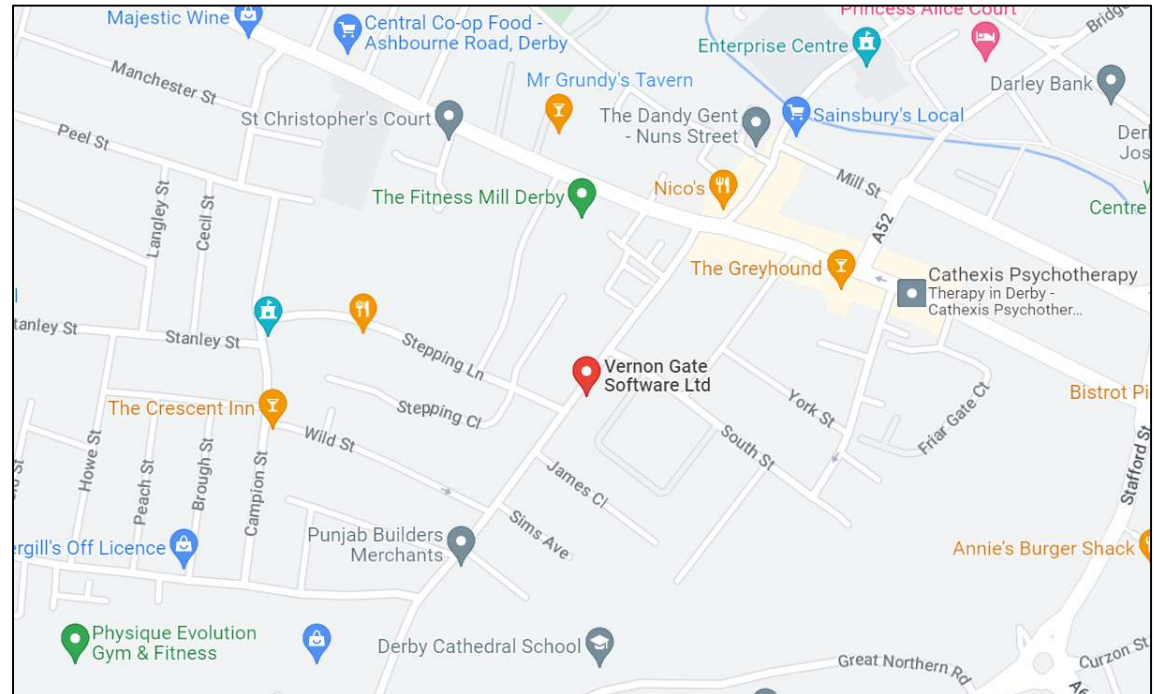
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SUBJECT TO CONTRACT





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