

ST MICHAEL'S, QUEEN STREET, DERBY DE1 3SU

TO LET

- Quality HQ Offices of 5,050 sq ft
- Blend of modern and character premises
- Located in the heart of the Cathedral Quarter
- Easy access to the inner ring road and A38/A52/A6

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## Location

St Michael's is situated on Queen Street in the heart of the historic Cathedral Quarter, on the northern edge of the city, close to the junction with Iron Gate and St Mary's Gate.

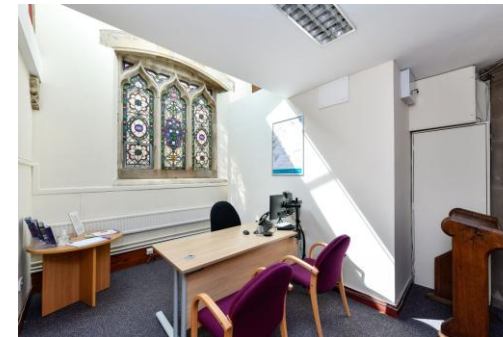
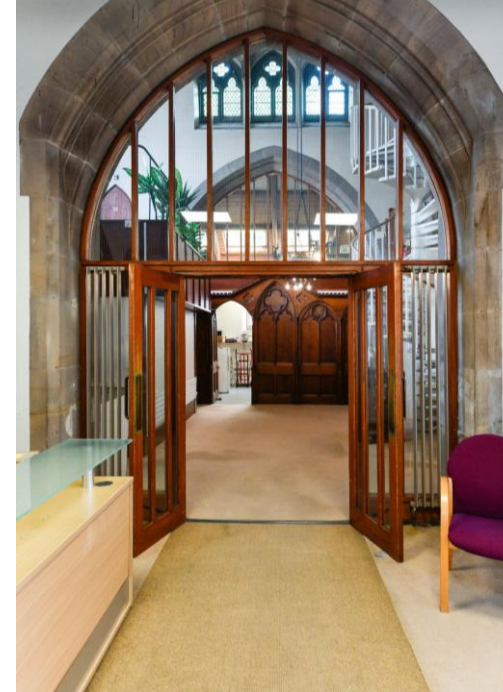
The Cathedral Quarter offers a wealth of character in its many Georgian period buildings and benefits from a wide ranging mix of commercial occupiers, retailers and service providers. The Cathedral Quarter also has an excellent leisure scene with a variety of quality bars, cafes and restaurants.

There are two public car parks located directly behind the building and it is a short walk into the heart of the city centre.

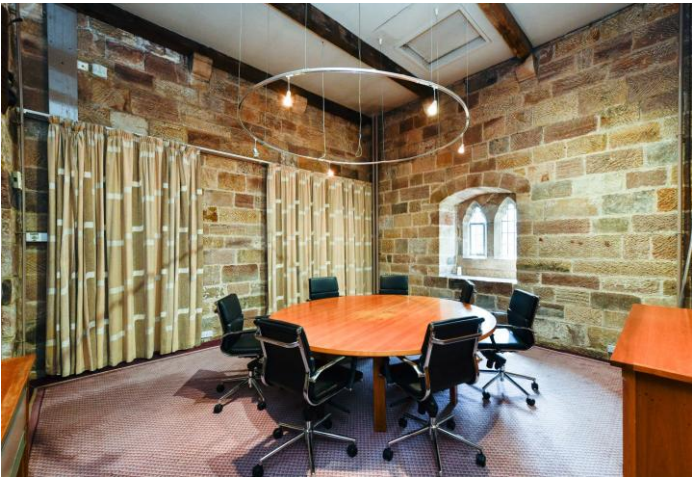
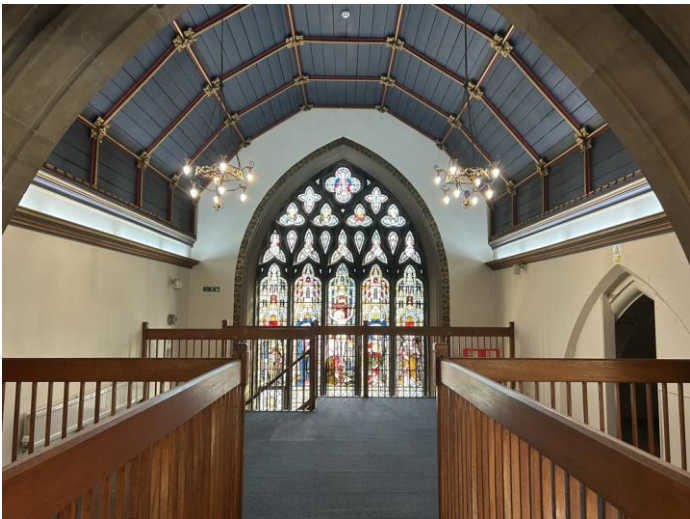
The inner ring road is located within close proximity, giving access around the city and providing links with the A38/A52/A61. The M1 Motorway Junction 25 is within a 15 minute drive time.

Derby has a very strong engineering and manufacturing presence with the global HQ for Rolls Royce Aerospace located on the south side of the city, Alstom train builders site in the city and Toyota Motor Manufacturing Europe car plant at Burnaston. These multi-national companies attract a strong supply chain to the city centre.

Derby will also be home to the proposed new headquarters for Great British Railways the single organization responsible for operating, maintaining and improving British railways.



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## Description

St Michael's is a stone built former church that has been converted to provide office accommodation, comprising a mix of open plan and cellular offices, along with an atrium style glazed lobby. There is a boardroom and 2 meetings rooms along with fully fitted kitchen, ladies/gents and accessible w.c. and shower room.

The building has been adapted to provide a light and airy working environment offering a blend of modern and character features.

## Accommodation

|                           | SQ FT | SQ M   |
|---------------------------|-------|--------|
| Ground Floor              | 2,391 | 222.17 |
| First Floor               | 1,700 | 157.99 |
| Second Floor              | 959   | 89.04  |
| Overall Net Internal Area | 5,050 | 469.20 |

Measurements are quoted on a Net Internal Area basis

## EPC

The property has an EPC rating of D(81) and is valid until 13 November 2035

## Planning

The premises has Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended). Interest parties should clarify their own use direct with the local planning department on 01332 640785.

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## Tenure

The property is available to let on a new lease for a term to be agreed.

## Rental

Rental offers invited in the region of £50,000 per annum

## VAT

We understand that VAT at the prevailing rate will be applicable.

## EPC

The property has a rating of D (81) and is valid until 13/11/2035.

## Legal Costs

Each party to pay their own legals costs incurred.

## Anti Money Laundering

In accordance with anti-money laundering regulations, the tenant would be required to provide two forms of identification before an offer is formally accepted.

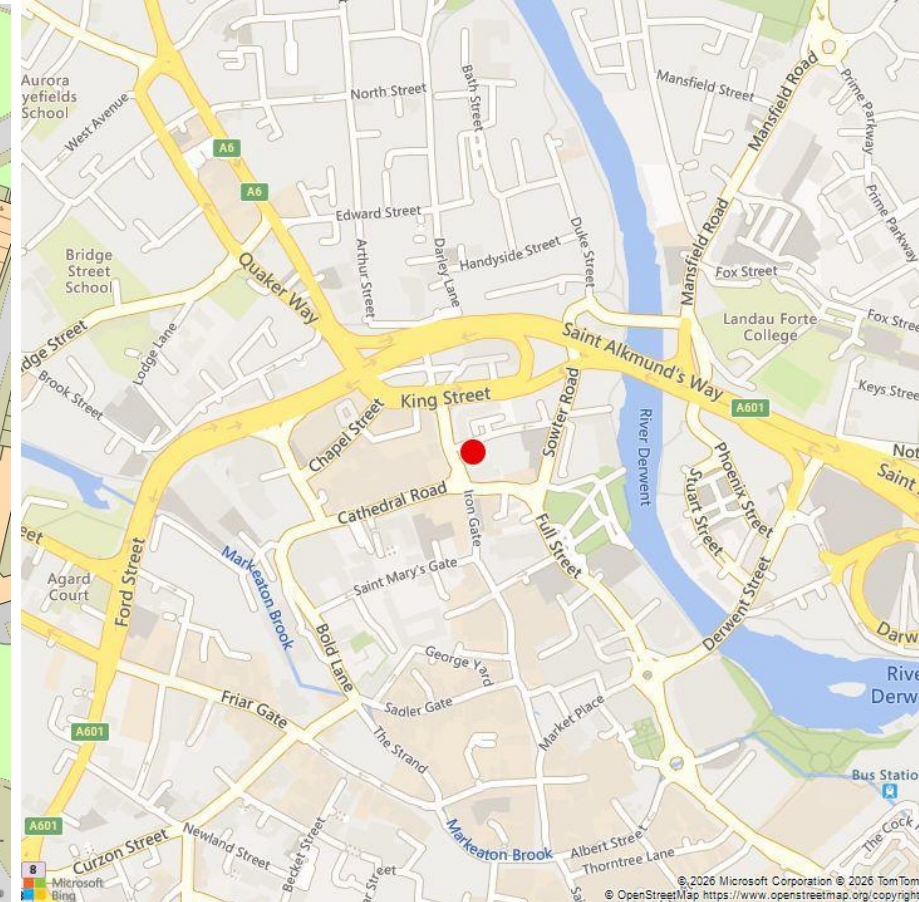
## Further Information & Viewings

Nick Hosking

07855 423458 – [nhosking@innes-england.com](mailto:nhosking@innes-england.com)

Debbie Thompson

07974 663063 - [dthompson@innes-england.com](mailto:dthompson@innes-england.com)



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