



First Floor, New Enterprise House, St. Helens Street, Derby, DE1 3GY

Well-presented office within Derby city centre, having the benefit of nine car parking spaces, suspended ceilings, air-conditioning to part, full gas-fired central heating, and three-compartment trunking.

Extending to 4,590 sq. ft./426.4 sqm. NIA

Available by way of a new lease at £10 psf.

TO LET

Gadsby Nichols

Suite 18 Kings Chambers
Queen Street, Derby, DE1 3DS

Residential

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Commercial

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commercial@gadsbynichols.co.uk



BRITISH
PROPERTY
AWARDS

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IN DERBY
(CITY CENTRE)
2023

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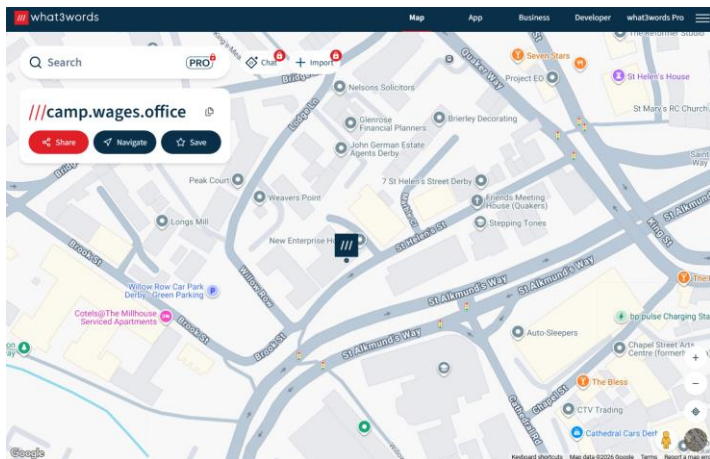


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LOCATION

The office suite is on the first floor of New Enterprise House, located off St. Helens Street immediately adjacent to Derbys' inner ring road, and convenient for the city centre. The locations affords ease of access to the A6, A52 and A38, together with public transport links. Nearby occupiers include BBC Radio Derby, Nelsons Solicitors, and Joseph Wright College.



DESCRIPTION

The premises are located on the first floor of the property, with access controlled communal ground floor lobby providing access to a passenger lift and stairwell leading to the upper floors.

The offices are well-appointed and benefit from carpet-tiled floors, suspended ceilings incorporating modular lighting, three-compartment skirting to the main office, and air-conditioning to part. Externally, there are nine allocated car parking spaces.

FLOOR AREAS

The property has a net internal area (NIA) of 4,590 sq. ft./426.4 sqm.

SERVICES

All mains services are connected to the building. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The property has existing and established use rights for offices, falling within Use Class E as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

BUSINESS RATES

There are currently two assessments.

Suite 1a first floor – Office & Premises - £7,900

Suite 1b first floor – Office & Premises - £27,500

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

LEASE TERMS

The premises are available by way of a new lease, for a minimum terms of five-years.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the main structure, communal and common areas, utility costs, and so forth. Further details are available upon request.

LEGAL COSTS

Each party to be reasonable for their own legal costs in connection with this transaction.

VALUE ADDED TAX (VAT)

The property is elected for VAT, and VAT WILL be levied on the rent and service charge.

VIEWINGS

Strictly by prior appointment with the joint sole agents: -
Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

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OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

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