



**STUART  
EDWARDS**



## St. Peters Churchyard

, Derby DE1 1NN

- City Centre Office Space
- Convenience
- Visibility
- Flexibility

**£1,375 Per Calendar Month**



## Council Tax Band: Exempt EPC Rating: A

### Property Overview:

Situated in a prominent position within Derby city centre, this spacious commercial unit offers excellent visibility and accessibility for clients and staff alike.

Ideal for professionals, start-ups, or established firms seeking a central base with all city amenities on the doorstep. The flexible layout can easily be adapted to open-plan or partitioned office use.

Ideal for various businesses, including, retail space, office space, studios, or service-based businesses.

Unlock the potential of this prime location and position your business for success.

Fantastic layout comprising of 170 sq.m. / 1834sq.ft. ready to become your ideal business or office space.

Annual Rent: £16,506

### Why St Peter's Churchyard? Location, Location, Loc

Nestled within a bustling area, the commercial space has excellent public transport links, surrounded by a blend of established business and residential housing. A strategic location that supports a wide variety of businesses.

### Additional Information

A refundable holding deposit of a week's rent to reserve a property. This is deductible from the first month's rent.

A refundable tenancy deposit of one month's rent.

£50 (inc VAT) charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

### EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2019-5046-7017-2199-0451>

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

