



Quarmill House, Stores Road, Derby, Derbyshire DE21 4XF

HIGH QUALITY OFFICES

- ▶ **Self-contained second floor of 4,069 sq ft**
- ▶ **15 Parking spaces available**
- ▶ **Excellent location close to the Pentagon Island junction with the A61/A52**
- ▶ **Easy access to outer ring road and A38**

For enquiries and viewings please contact:



Nick Hosking
07855 423458
nhosking@innes-england.com



Debbie Thompson
07974 663063
dthompson@innes-england.com

Location

Sir Frank Whittle Road (A61) is one of Derby's prime office locations and is home to a number of headquarter offices users including Barclays Business Centre, Mott McDonald, Balfour Beatty, RAIB and Signaling Solutions.

Quarmill House is strategically located close to Pentagon Island the main junction with the A52/A61 providing excellent communication links with the A38/A6 and Junctions J25 and J28 of the M1 motorway.

Derby City Centre is approximately half a mile to the south west.

Description

Quarmill House is a modern three storey office building of steel portal frame construction under a pitched tiled roof.

There is a shared entrance lobby area with lift access to each floor.

The second floor provides a self-contained office suite of 4,069 sq ft with a predominantly open plan layout and benefits from suspended ceiling with LED light panels, comfort cooling, kitchen with high gloss fitted cabinetry, showroom room and w.c. facilities.

There are 15 car parking spaces available with the second floor.

Accommodation

	Sq M	Sq Ft
Second Floor	378	4,069
Total	378	4,069

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(g)(i) of the Uses Classes Order 1987 (as amended). Tenants are advised to clarify their use direct with the local planning department on 01332 640795.

Tenure

The premises are available by way of a new lease for a term to be agreed on full repairing and insuring terms via a service charge.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £49,750. From 1st April 2023, the rateable value will be £51,500.

Source: VOA

Rent

Rental on application

Service Charge

There is a service charge payable to cover external repairs and maintenance.

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 C (75)

Viewings

Viewings are by appointment with sole agents Innes England

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