

- OFFICE ACCOMMODATION UP TO 22,300 SQ FT AVAILABLE
- FLOOR PLATES OF 7,500 SQ FT – CAN SPLIT FROM 3,000 SQ FT
- SMALL OFFICES FROM 300 – 700 SQ FT ALSO AVAILABLE
- EXCELLENT ON-SITE PARKING



**First, Second and Third Floors, St James House, St Mary's Wharf, Mansfield Road, Derby DE1 3TQ**



**Debbie Thompson**  
01332 362244  
[dthompson@innes-england.com](mailto:dthompson@innes-england.com)



**Nick Hosking**  
01332 362244  
[nhosking@innes-england.com](mailto:nhosking@innes-england.com)



### Location

St Mary's Wharf development lies on the edge of the city centre fronting Mansfield Road, a key arterial route providing ease of access to the A38/A52/A61 network. The city centre is within walking distance and the premises has excellent access to public services and main bus routes.

### Description

St James House is a modern four storey office building of steel portal frame construction with block and brick elevations under a pitched tiled roof, with double glazed windows. The building has large floor plates of approximately 7,500 sq ft, accessed by two passenger lifts.

There are w.c. facilities on each floor.

The first, second floors are available to let in suites from 3,000 sq ft.

The third floor can provide small offices from 300 – 700 sq ft with shared w.c. and kitchen facilities.

The accommodation benefits from suspended ceilings with recessed lighting, air conditioning, raised access floors.

Externally there are 90 parking spaces with the three floors, available on a ratio of 1:247 sq ft.

### Accommodation

	Sq M	Sq Ft
First Floor	701	7,546
Second Floor	701	7,546
Third Floor	669.4	7,206
<b>Total</b>	<b>2,071.4</b>	<b>22,298</b>

Measurements are on a Net Internal basis in accordance with the RICS Property Measurements First Edition.

**Floor plans showing the current layout are available on request.**

### Planning

The premises are current used as a school although could be converted back to an office use. Enquiries should be made direct to the local planning department on 01332 640795

### Tenure

The premises are available on a new flexible term full repairing and insuring lease via a service charge.

### Service Charge

A service charge is levied for the cost of external repairs and upkeep of common internal and external areas. The estimated figure is currently £2.50 per sq ft.

Utilities are not included in the service charge and are separately metered.

### Rates

The premises are listed as Offices & Premises with the following rateable values as detailed on the VOA website

First Floor £63,500  
 Second Floor £65,000  
 Third Floor £63,500  
 Source: VOA website

### Price

Guide rental is £13.50 per sq ft exclusive of service charge, business rates and VAT. The rental is paid quarterly in advance.

### VAT

VAT is applicable on the rental and service charge figures.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

A copy of the EPC's will be available on request.

Ground Floor rating B (38)

First Floor rating B (36)





