



Ground Floor 1 Woburn House, Vernon Gate, Derby, Derbyshire DE1 1UL

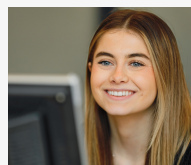
HIGH QUALITY OFFICE

- ▶ **Office Suite - 836 sq ft**
- ▶ **On-site parking**
- ▶ **Attractive courtyard office development**
- ▶ **Close to inner ring road and short distance from city centre and A38/A52/A6 network**

For enquiries and viewings please contact:



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Location

Located within the Friar Gate Conservation Area, the Vernon Gate development was completed in 2001 and provides modern office buildings within a Georgian style courtyard, behind the Grade II Listed façade of the former 19th Century County Gaol.

Located close to the inner ring road, providing easy access to the A38/A52/A6 network and M1 motorway.

Within walking distance of the city centre and the restaurants and shops within the Cathedral Quarter.

Description

High quality ground floor office suites totalling 836 sq ft, within a Prestigious modern courtyard development located close to the inner ring road and city centre.

The ground floor office features an open-plan office with a partitioned meeting room, along with a kitchenette, storage room and w.c.

There are 4 demised on-site parking spaces available.

Accommodation

	Sq M	Sq Ft
Ground Floor	77.7	836
First Floor	90.3	972
Total	77.7	836

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have Class E(g)(i) Office consent under the Use Classes Order 1987 (as amended). Interested parties are advised to clarify their own use direct with the local planning department on 01332 640795.

Tenure

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

Business Rates

The premises form part of a listing for the ground and first floor and would need to be reassessed on occupation. Subject to status the tenant might qualify for 100% rates relief. Source: VOA website.

Rent

Ground floor office suite available for £12,000 per annum exclusive of VAT, service charge and business rates (if applicable).

Service Charge

There is a service charge levied to cover the tenants contribution towards external repairs/maintenance, upkeep of common areas, electricity usage within the suite, water rates and external landscaping. Full details on request.

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 have an EPC assessment of: D (86).

Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 08-Apr-2024



