



Unit F, Bateman Street, Derby, Derbyshire DE23 8JQ

OFFICES

- ▶ **1,940 sq ft (180.2 sq m)**
- ▶ **Self-contained open plan office accommodation**
- ▶ **On-site parking**
- ▶ **Located within close proximity of the inner ring road and A514**

For enquiries and viewings please contact:



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Location

Bateman Street is approximately 1 mile south of Derby City Centre and 0.5 miles from Derby Rail Station and links with London Road (A5194) and Osmaston Road (A514) which provide direct access to the city centre, inner and outer ring roads and the A6/A50/A52 network, which provides excellent connectivity around the region and onto the M1 Motorway J24 and J25.

Nearby occupiers include Network Rail East Midland Control, Bombardier and Alstom.

Description

Single storey office building with a self-contained suite of 1,940 sq ft currently available.

The office is predominantly open plan with modular offices, kitchen and w.c. accommodation along with 2 entrance points. There is a suspended ceiling incorporating LED light panels and air conditioning.

There is designated on-site car parking.

Accommodation

	Sq M	Sq Ft
Ground Floor Offices	180.2	1,940
Total	180.2	1,940

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

Planning

The premises have consent for offices falling within Class E (Business, Commerce and Services) of 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 by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is to be separately assessed for rating purposes.

Rent

Rental £16,000 per annum exclusive of VAT and business rates. The rental is payable quarterly in advance.

Service Charge

The tenant is responsible for a service charge to cover their contribution towards external repairs, upkeep of all common areas and estate management. 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 (96) and is valid until 4th May 2027

Viewings

Viewings are by appointment with sole agents Innes England

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