



**First Floor St Katherine's House, Mansfield Road, Derby, Derbyshire DE1 3TQ**

## **OFFICES**

- ▶ **1,813 sq ft (168.44 sq m)**
- ▶ **Mainly open plan with two small partitioned offices**
- ▶ **Dedicated on-site parking**
- ▶ **Easy access to city centre and A38/A52/A61 network**

For enquiries and viewings please contact:



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### Location

St Mary's Wharf development fronts Mansfield Road on the edge of the city centre, adjacent to the historic Chester Green conservation area. Just 5 minutes walk away from the city centre with excellent access to public services, main bus routes and easy transport links to the A38/A52 network and M1 motorway.

### Description

Attractive four-storey office building with on-site parking.

The first floor self-contained office suite is predominantly open plan with 2 small partitioned offices, kitchen and w.c.'s that has Category 2 lighting and perimeter data trunking. There is lift access

There are 7 dedicated on-site car parking spaces.

### Accommodation

	Sq M	Sq Ft
Part 1st Floor	167.2	1,800
<b>Total</b>	<b>168.4</b>	<b>1,813</b>

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 planning direct with the local authority on 01332 640795.

### Tenure

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

### Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £17,000. The UBR for 2023/2024 will be 49.9p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

### Rent

Rental £12.50 per sq ft plus VAT, business rates and service charge.

### Service Charge

The tenant is responsible for a service charge to cover their contribution towards external repairs and maintenance and utilities.

### 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 (98) and is valid until 15 March 2024

### Viewings

Viewings are by appointment with Innes England.

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