



**St Peters House, Mansfield Road, Derby, Derbyshire DE1 3TP**

## **OFFICES**

- ▶ **First floor suite of 893 sq ft available**
- ▶ **Attractive courtyard development with on-site parking**
- ▶ **Edge of city centre location**
- ▶ **Excellent access to 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 link to the A38/A52 network and M1 motorway.

### Description

Attractive 19th Century office building with first floor office suite comprising two small partitioned office and a larger open plan office. There are shared kitchen and w.c. facilities on the first floor.

There are 3 car parking spaces available.

### Accommodation

	Sq M	Sq Ft
First Floor Office	83	893
<b>Total</b>	<b>83</b>	<b>893</b>

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

### Planning

The premises have Class E (Business, Commerce and Services) and would be suitable for a variety of uses including offices, training and healthcare. Interested parties are advised to clarify their own use with the planning department on 01332 640795.

### Tenure

The offices are available on a new lease for a term to be agreed.

### Business Rates

The premises are currently listed for the first and second floor and would need to be reassessed. The rates payable should fall below the £12,000 threshold to pay business rates as long as this is your only commercial property. Source: VOA. This is not the amount you pay and interested parties are advised to clarify the rates payable with the local rating authority.

### Rent

Rental £11,200 per annum plus VAT, service charge and business rates. The rent is payable quarterly in advance.

### Service Charge

There is a service charge levied to cover the tenants contribution towards external repairs and upkeep of common areas. 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 (82) which expires 20th July 2033

### Viewings

Viewings are by appointment with sole agents Innes England

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