

To Let

Self-Contained 3 Storey Office Building

5,980 sq ft (555.54 sq m)

10 – 11 St James Court, Friar Gate, Derby, DE1 1BT



- A modern office building constructed in Georgian style
- 15 car parking spaces
- Air conditioning to ground and first floors
- Part cellular – part open plan configuration
- Please note that the property is NOT available to purchase

01332 295555

raybouldandsons.co.uk

Location

St James Court is a modern development of Georgian style offices located at the junction with Friar Gate and Larges Street within the Friar Gate Conservation Area.

Friar Gate forms part of the inner ring road and leads directly into Ashbourne Road (A52) which, in turn, connects with the A38, at Markeaton Island, approximately 1 mile to the west.

Junction 25 of the M1 motorway is located approximately 8 miles to the east and Derby's railway Station is situated approximately 2.4 miles from the property.

The Premises

The premises comprise two adjoining, and interconnecting, three storey office buildings occupying a prominent end of row position within St James Court.

Internally, the accommodation currently presented in a part open plan and part cellular format (indicative floorplans are provided for illustrative purposes only and are not to scale).

The offices are finished to a good specification including:

- Air conditioning to ground and first floors
- Suspended ceilings with Cat II/spot lighting
- Carpeted office floors
- Perimeter trunking
- Ground floor boardroom/meeting room with concertina room divider to cater for large or smaller meetings
- 15 car parking spaces

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor	1,980 sq ft	(183.94 sq m)
First Floor	1,930 sq ft	(179.30 sq m)
Second Floor	2,070 sq ft	(192.30 sq m)
Total Net Internal Area	5,980 sq ft	(555.54 sq m)

Services

We believe all mains services are available and connected.

A replacement air conditioning system (heating and cooling) was installed, circa 2015, to the ground and first floors.

Although there are central heating radiators throughout the property, we are informed that the system is not functional.

Tenants should make their own investigations to ensure that the capacity of the mains services is adequate for their specific requirements.

Town & Country Planning

We believe that the premises have a permitted use falling within Class E of the Town & Country (Use Classes) Order 2021.

Interested parties must make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

Non-Domestic Rates

We have inspected the online Rating List and note that the property has been assessed as follows:

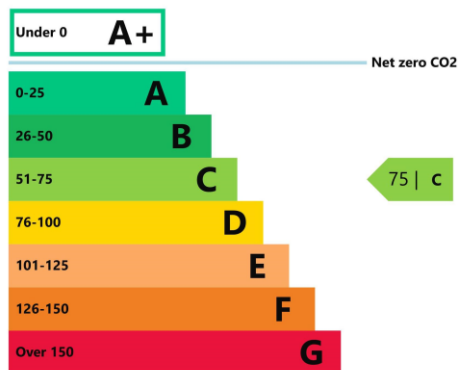
Offices and Premises Rateable Value £45,000

This is not what you will pay.

Interested parties should make their own enquiries of Derby City Council to determine actual liability.

Energy Performance Certificate (EPC)

The Premises have been assessed as follows:



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Terms

The premises are offered to let by way of a new sub - lease drawn on a Full Repairing and Insuring basis for a term of years to be agreed but expiring no later than December 2033.

Further details are available from the Letting agents.



Rent

£59,950 per annum exclusive

VAT

We are advised that VAT will be payable on the rent and any charges.

Costs

Each party to be responsible for their own legal and other costs incurred in this transaction.

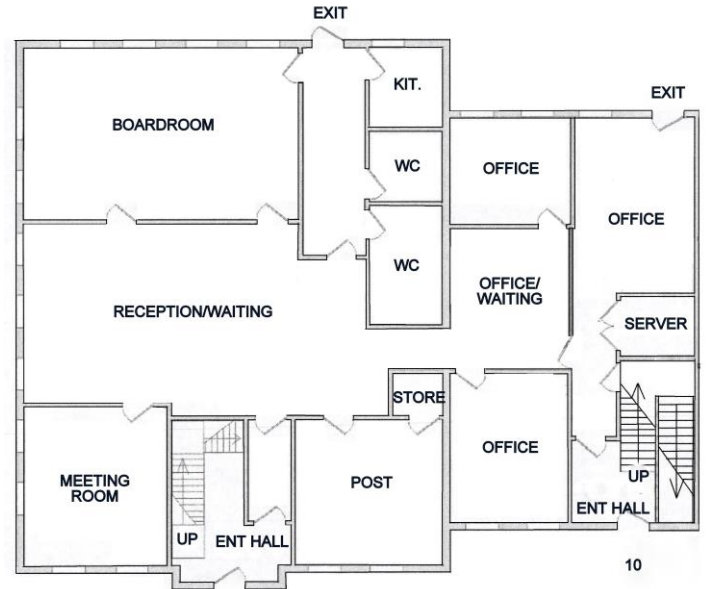
Viewing

All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

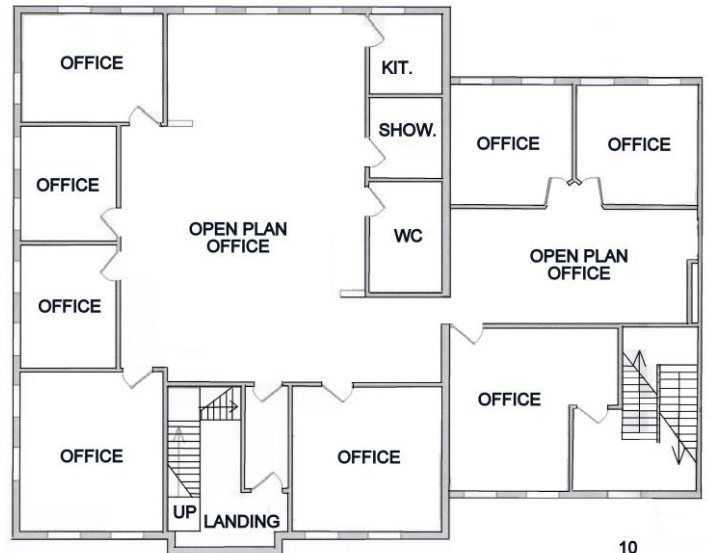
Contact: Martin Langsdale

Tel: 01332 295555

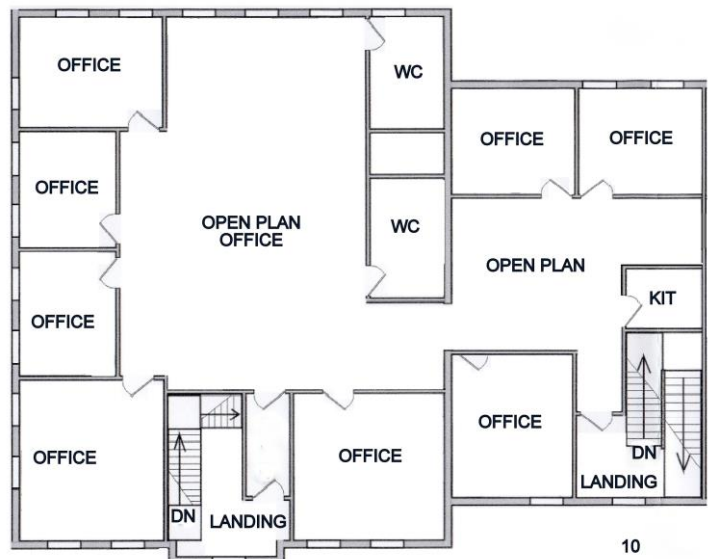
Email: martin@raybouldandsons.co.uk



Ground Floor layout – do not scale

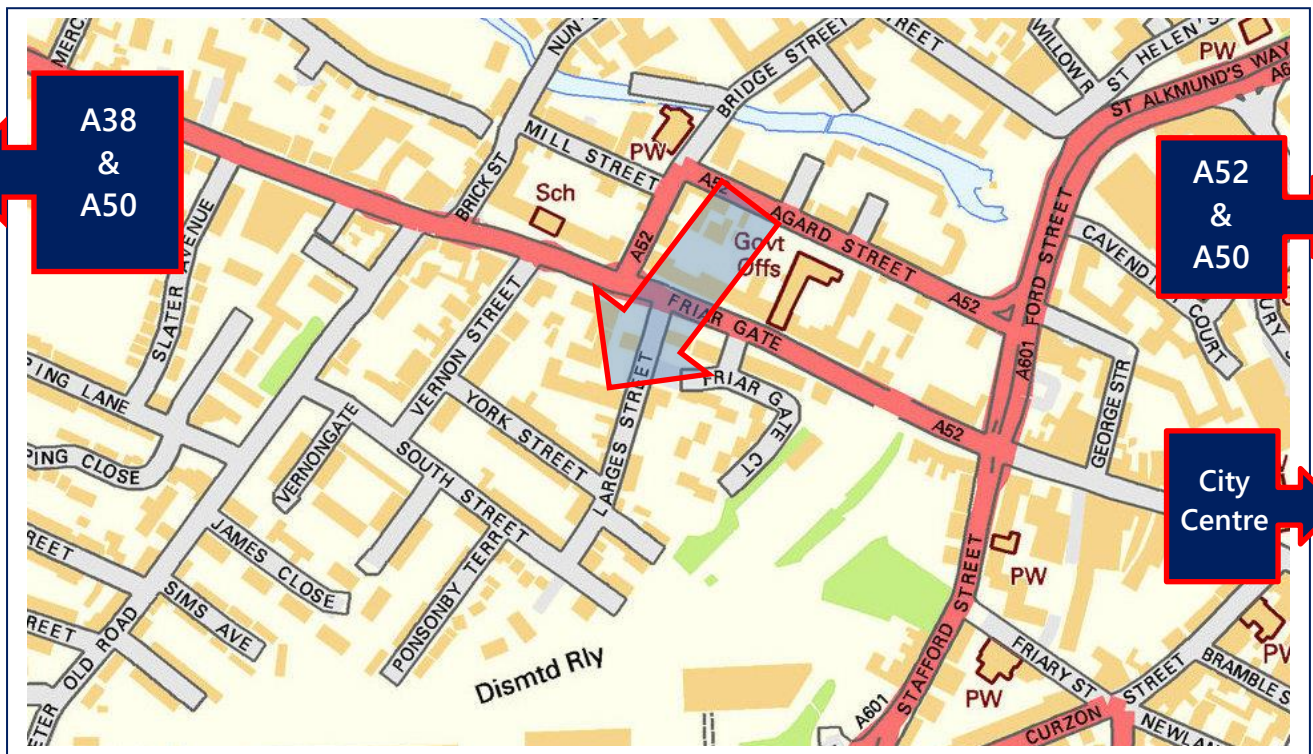


First Floor layout – do not scale



Second Floor layout – do not scale

Subject to contract and availability



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.