

To Let

City Centre Offices with 4 Parking Spaces

1,048 sq ft (97.36 sq m)

20 Iron Gate, Cathedral Quarter, Derby, DE1 1QB



- Self-contained first and second floor offices
- Ground floor entrance lobby with direct access from Iron Gate
- 4 car parking spaces – with gated accessed from St Mary's Gate
- Located opposite Derby Cathedral

01332 295555

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Location

The premises are located opposite Derby Cathedral, on Iron Gate, a pedestrian thoroughfare linking Derby's inner ring road at Queen Street with Market Place and Cornmarket.

What 3 words: reform.bulb.settle

Occupiers on Iron Gate offer a variety of retail, hair & beauty, hospitality and professional services.

The Property

The premises comprise self-contained, gas centrally heated offices arranged over first and second floor levels with direct access, via a ground floor entrance lobby, from Iron Gate.

There are four offices and a WC to the first floor and the second floor has been arranged to provide two further offices, a staffroom / kitchen and an additional WC facility.

There is car park to the rear of property , accessed via a gated archway adjacent 40 St Mary's Gate where there are 4 allocated car parking spaces.



Accommodation

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

Ground floor Entrance lobby with stairs leading to:

First floor 508 sq ft (47.2 sq m)

Second Floor 540 sq ft (51.1 sq m)

TOTAL: 1,048 SQ FT (98.3 SQ M)

Please note that floor areas are provided for information purposes only and prospective occupiers are advised to undertake, and rely upon, their own measurements of the property.



Services

We believe all mains services are available and connected.

There is gas fired central heating.

No services have been tested and interested parties should make their own investigations to ensure that the capacity of the services is adequate for their specific requirements.

Non-Domestic Rates

The Non-Domestic Rating List shows the following entries for the premises:

Rateable Value: £14,250

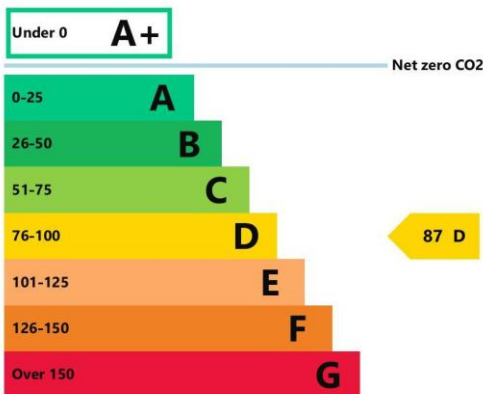
You may qualify for some Small Business Rates Relief and should make direct enquires of Derby City Council Non-Domestic Rates Department to determine whether you qualify and the amount of relief which might be available to you.





EPC

The property has an Energy Efficiency Rating as follows:



Terms

The premises are available to let by way of a new lease drawn on a full repairing and insuring basis.

The Tenant will be responsible for maintaining the interior of the premises.

The landlord will take out a suitable buildings insurance policy and carry out external repairs the cost of which will be re-charged on a 50:50 basis with the ground floor tenant. Any repairs to the rear flat roof will not be charged to the tenants.

Rent

£13,250 per annum exclusive.

VAT

We are advised that VAT will be payable on the rent/costs as appropriate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing

By prior appointment through Raybould & Sons.

Contact: **Martin Langsdale**

Tel: **01332 295 555 / 07855 550 538**

Email: **martin@raybouldandsons.co.uk**





Misrepresentation Act 1991

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