

To Let

Self – Contained First Floor Offices

2,120 sq ft (197 sqm)

31a Ashbourne Road, Derby, DE22 3FQ



- Self - contained first floor offices with own 'front door'
- Located on main arterial route with easy access to Derby's inner and outer ring roads
- Including 5 car parking spaces

01332 295555

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Location

Derby is an East Midlands city and lies at the heart of England enjoying excellent road communications with links to the M1, M6, A38, A42/M42, A50, A52 and East Midlands International Airport.

The subject property is located on Ashbourne Road (A52), between Fowler Street and Slater Avenue, within the Friar Gate Conservation Area and is strategically situated for access to Derby's inner and outer ring roads linking with major motorway routes via the A38 and A52.

The Premises

The premises are entered via their own ground floor entrance hall with kitchen and WC facilities off.

Accessed via an internal staircase, the office suite is largely open plan but there are three distinct areas one having a private office off which could be removed if required to open up the space even further.

There are five allocated car parking spaces within the rear car park accessed from Slater Avenue.

Accommodation

Floor areas are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

First Floor: 2,120 sq ft (196 sq m)

Please note that floor areas are provided for guidance only and interested parties are advised to rely only upon their own measurements.

Non-Domestic Rates

Utilising the Valuation Office online Rating List, we note that the premises have not yet been assessed for Non-Domestic Rates.

Services

We believe all mains electricity, water and drainage are available and connected.

We have not tested any of the services and interested parties should make their own investigations in order to verify the position and to satisfy themselves that the capacity of the services is adequate for their proposed use of the premises.

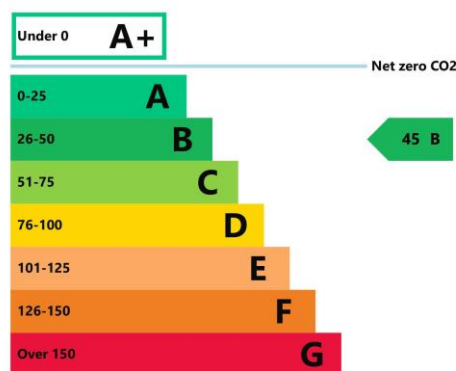
Town & Country Planning

We believe that the property has the benefit of a permitted use falling within Class E (g) of the Town & Country (Use Classes) Order 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

Energy Performance Certificate (EPC)

The property has been assessed for energy efficiency as follows:



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Terms

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

The lease will incorporate regular rent reviews where appropriate.

Rent

£15,950 per annum exclusive.

VAT

We are advised that VAT will not be payable on the purchase price and any charges.

Identity checks

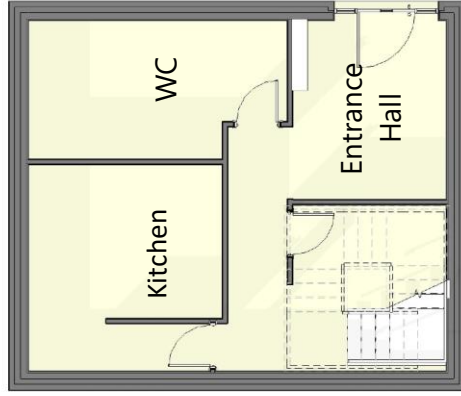
In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

Legal Costs

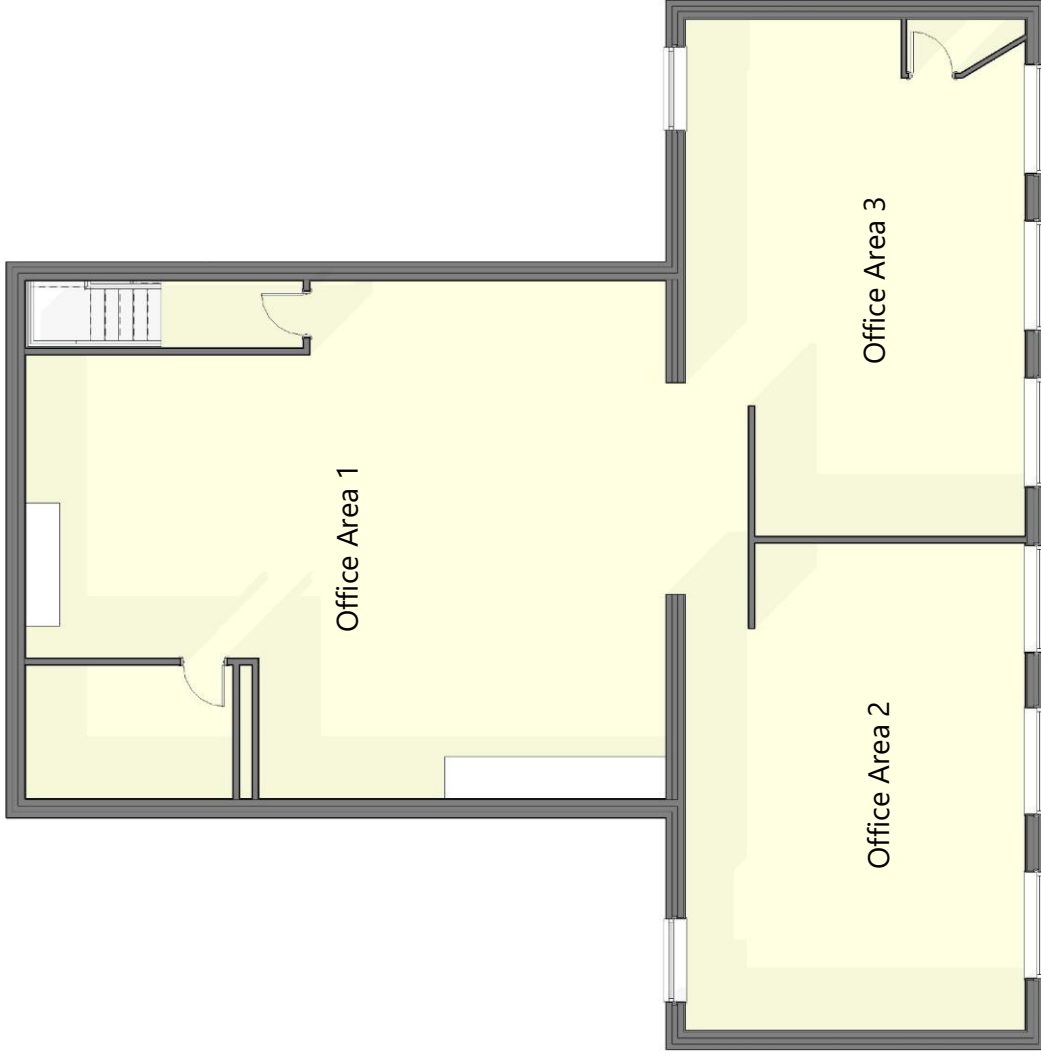
Each party to be responsible for their own legal and other costs incurred in this transaction.

Indicative Layout Plans

Not to Scale



Ground Floor



First Floor



Viewing and Further Information

Viewings are strictly by prior arrangement.

Please contact: Martin Langsdale

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Misrepresentation Act 1991

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