

**To Let – Last Remaining Suite**  
**City Centre Offices**  
**1,260 sq ft** (117 sq m)

Suite 2, 4 Osmaston Road, Derby, DE1 2HR



- Self-contained first floor office suite to let
- City centre location within the St Peter's Quarter Business Improvement District
- Opposite Derbion Shopping Centre

01332 295555

raybouldandsons.co.uk

# ST Peters QUARTER DERBY

## Location

The property is situated on Osmaston Road in Derby, in the St Peter's Quarter Business Improvement District, close to The Spot and at the intersection with St Peter's Street.

Public transport links are good – there are bus stops and a taxi rank close by.

The Intu Derby shopping Centre is located opposite.

## The Property

The subject premises comprise a self-contained first floor office suite accessed via a ground floor entrance lobby and staircase directly from Osmaston Road.

### Suite 1 – First Floor

The suite is arranged to provide a lobby reception area with two private offices, one larger open plan office and a small store.

There is a kitchenette facility and there are Ladies and Gents WCs.

The offices are finished with carpet tiles to office areas, suspended ceilings incorporating integrated Category II lighting units and electric heating.

## Accommodation

Measured on a Net Internal Area (NIA) basis.

Suite 2 First Floor: 1,260 sq ft (117 sq m)

## Services

We believe mains water and electricity are available and connected.

Heating to the premises is provided by way of independent electric storage heaters.

We have not tested any of the services.

## Non-Domestic Rates

Utilizing the Valuation Office website we have determined that the premises are assessed for Non Domestic Rates as follows:

Suite 2 Rateable Value: £7,200

## Small Business Rate Relief

You can claim small business rate relief if:

- your property's rateable value is less than £15,000
- your business only uses one property - you may still be able to get relief if you use more

From 1 April 2017 you won't pay business rates on a property with a rateable value of £12,000 or less.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

## Town & Country Planning

We believe that the premises have the benefit of existing planning consent for office use.

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.

## Terms

The premises are available to let either as a whole or as two separate suites by way of a new lease for a term to be agreed and will incorporate regular rent reviews where appropriate.

## Service Charge

£6,250 per annum

The premises form part of a large property holding and the service charge relates to the pro rata rate of the various costs associated with the running of the block of buildings.

The charge includes external repair and maintenance of the structure and fabric of the buildings, external decoration, internal cleaning of any common areas, maintenance and decoration of the common entrance hall stairs and landings, including heating and lighting of those common areas, provision and maintenance of appropriate fire-fighting appliances in those areas

together with the quarterly maintenance of the comprehensive fire detection, fire alarm and emergency lighting system covering the block of property as a whole (including the replacement of any failed or outdated appliances.

The service charge is subject to an annual increase subject to the annual increase by the RPI.

**Utilities:**

Individual occupier costs in respect of electricity and water are recharged by the Landlord from the master electricity and water meters. Bills are received from the service providers being recharged pro rata to individual usage on meters for each tenant.

**Buildings Insurance Contribution:**

The buildings insurance premium is recharged at the rate of 23% of the block as a whole.

**EPC**

An energy performance certificate can be made available on request.

Rated: D 97

**Rent**

Upon application

**VAT**

We are advised that VAT will not be payable on the rent.

**Legal Costs**

The Landlord will seek a contribution towards his legal costs incurred in this transaction.

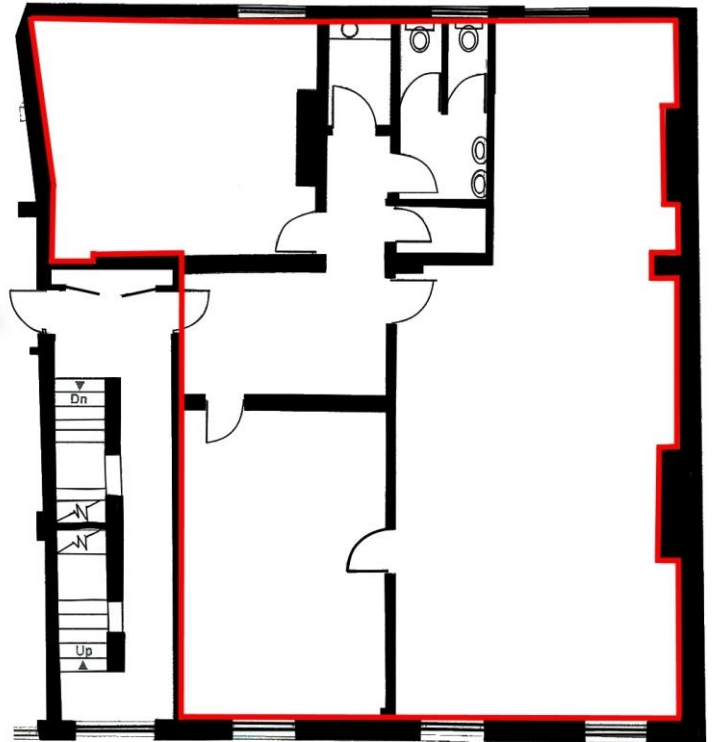
**Viewing**

All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons and under no circumstances should you make contact with the current occupiers directly.

Contact: Martin Langsdale

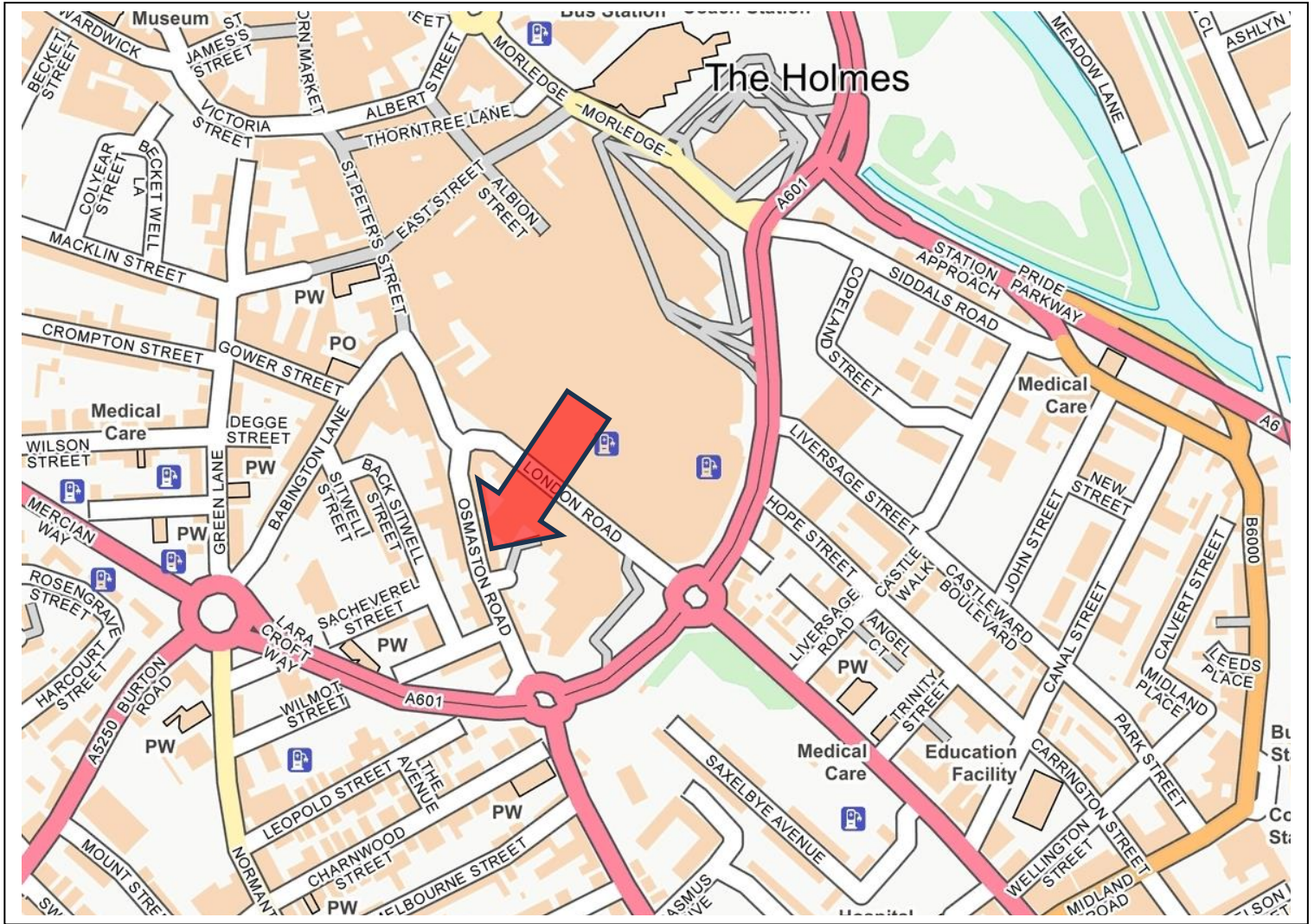
Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



1<sup>st</sup> Floor Indicative  
Layout  
(not to scale)





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