

To Let on Inclusive Rental Terms
First Floor Office Suite with parking
1,260 sq ft (117 sq m)

2 St Andrews House, Vernon Gate, Derby, DE1 1UJ



- Self-contained first floor office suite
- 4 car parking spaces
- Inclusive rental terms*
- Popular location for clinical and professional service providers
- Convenient for Derby's inner and outer ring roads

01332 295555

raybouldandsons.co.uk

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.

Completed in 2001, the Vernon Gate office development is constructed in a Georgian style behind the Grade II Listed façade of Derbys former 19th Century County Gaol.

Vernon Gate is located within the Friar Gate Conservation Area and is strategically situated for access to Derbys inner and outer ring roads and linking with major motorway routes.

The Premises

St Andrews House is a three storey, mid-row, office building of steel frame construction with rendered blockwork elevations, softwood double glazed window units and a stone portico entrance located within the central courtyard at the front of the Vernon Gate scheme.

Currently available is the first floor suite which is accessed via a communal ground floor entrance with door entry system and is finished to a modern specification including;

- Suspended ceiling
- Integrated LED lighting units
- Perimeter trunking for data and power
- Kitchenette
- Ladies & Gents WC facilities
- 4 car parking spaces
- Largely open plan with private meeting room

Accommodation

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

First Floor 1,260sq ft (117 sq m)

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 £10,250

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

Small Business Rate Relief

You can get Small Business Rates relief if:

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

You must contact your Local Council to apply for Small Business Rates Relief

What you will get

You will not pay business rates if your rateable of £12,000, or less.

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

Services

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

We have not tested any of the services and interested Tenants must make their own investigations in order to verify the position and to satisfy themselves that the capacity of the mains services is adequate for their specific requirements and use of the premises

Town & Country Planning

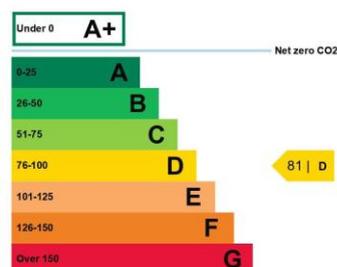
We believe that the premises have a permitted use as Offices.

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

A copy of the EPC can be made available on request.

This property's current energy rating is D.



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

Terms

The premises are offered to let by way of a new lease drawn on the basis that the tenant is responsible for the repair, maintenance and decoration of the interior of the premises, landlord's fixtures and fittings and carpets.

Inclusive Rent*

The rent will cover all expenditure with the exception of any Non-Domestic Rates, if applicable, which are to be paid directly to Derby City Council and any telecommunications/broadband costs.

Rent

£21,600 per annum

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.

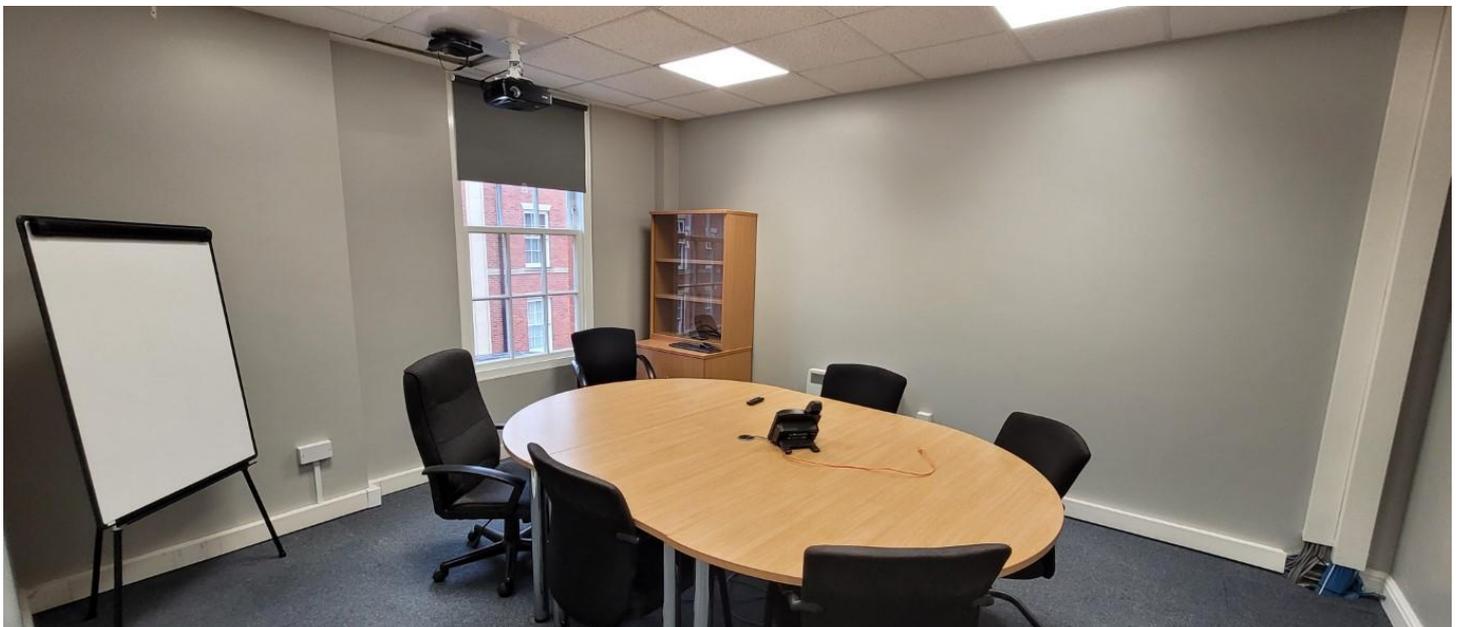
Viewing

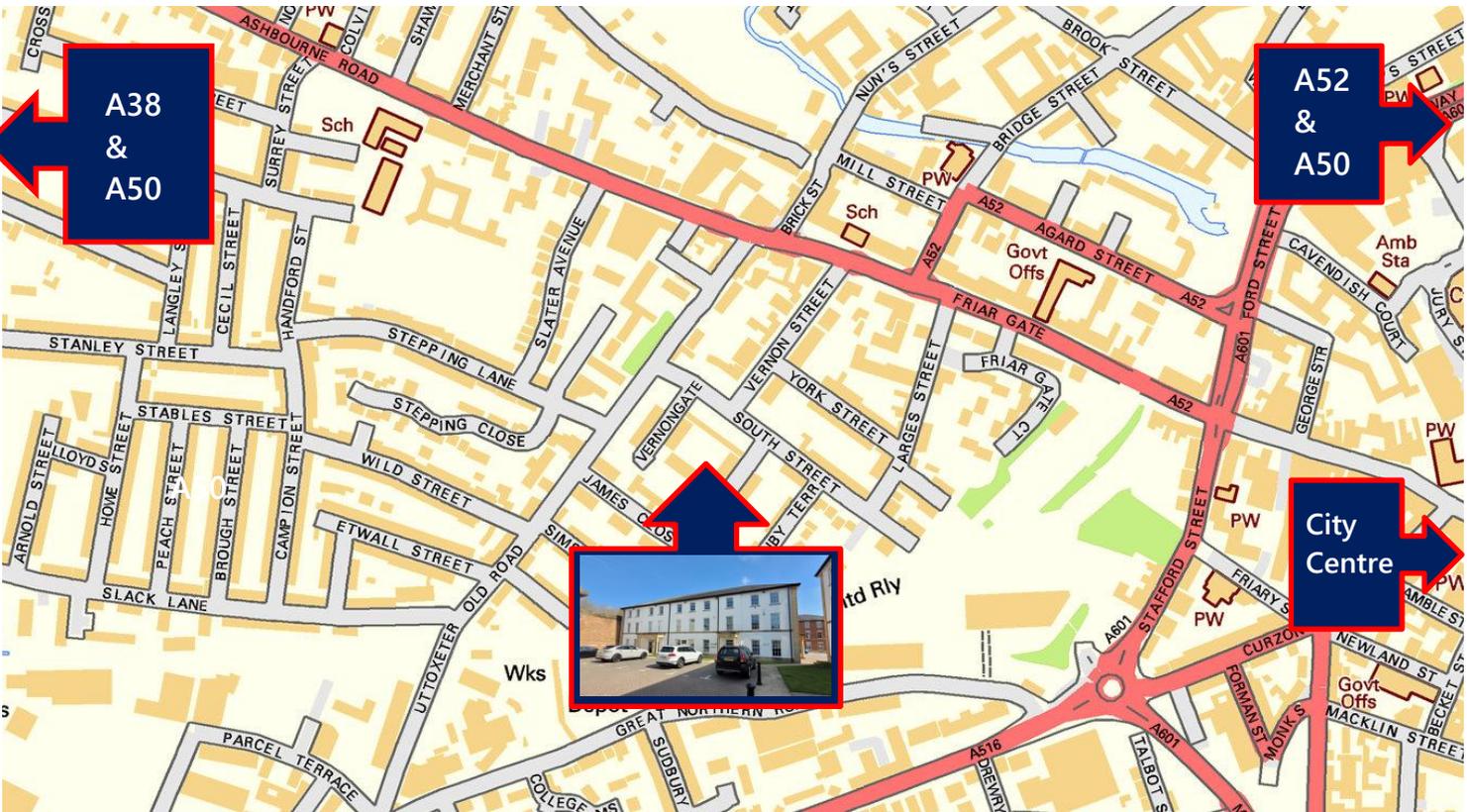
All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk





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.