

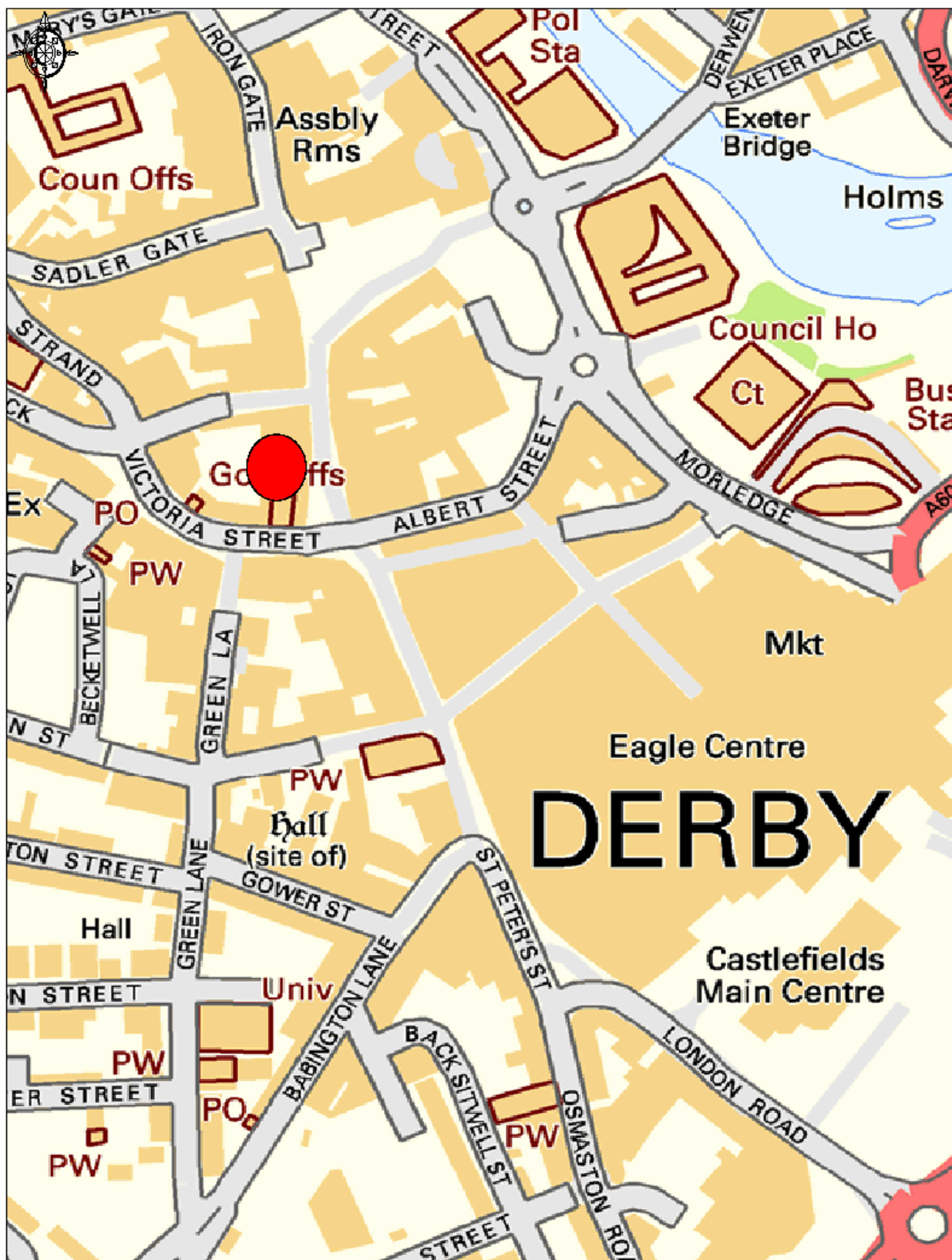
TO LET

Leasehold
19 Cornmarket
Derby DE1 1QH



- Self-contained first and second floor offices of 231.3 sq m (2,410 sq ft) with own access off Cornmarket
- Excellent City Centre location close to all the local amenities and car parking
- Rental £12,000 per annum exclusive

T 01332 362244



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LOCATION

The property is located on Cornmarket in the heart of Derby City Centre, adjacent to the junction with St. Peter's Street and Victoria Street and close to the Market Place and Assembly Rooms.

DESCRIPTION

The property comprises self-contained first and second floor offices within a traditional brick built three storey building. Separate private access is provided off Cornmarket with staircase approach to the offices. The first floor provides Category 2 lighting and air-conditioning in the majority of rooms.

ACCOMMODATION

First Floor	M ²	SQFT
Front Left Office	15.3	164
Front Right Office	20.9	331
Rear Office	15.7	168
Interview Room	5.5	59
Interview Room	5.5	59
Kitchen	19.3	208
Rear Office/Store	25.4	273
Total	115.6	1,244

Second Floor

Front Right Office	25.1	270
Front Left Office	21.7	233
Rear Office	24.6	265
Rear Office	44.2	476
Total	115.7	1,245

Net Internal Area 231.3 2,490

(Measurements are in accordance with the RICS Code of Measuring Practice.)

PLANNING

We understand the premises currently has Class B1 Offices use under the Town & Country Planning Act (Use Classes Order) 1987. Any prospective occupiers are invited to make their own enquiries if they require a change of use, the Planning Authority and can be contacted on 01332 255950.

RATES

We have been advised that the Business Rates would have to be re-assessed – an indication of the Rates Payable can be obtained from the Letting Agents.

TENURE

The property is currently held on a lease expiring on the 25th November 2010 at the current passing rental of £12,000 per annum exclusive with the next review on 28th April 2009.

An assignment is offered at nil premium

VALUE ADDED TAX

To be confirmed.

LEGAL COSTS

The ingoing tenant is to cover the landlords reasonable legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested

VIEWING

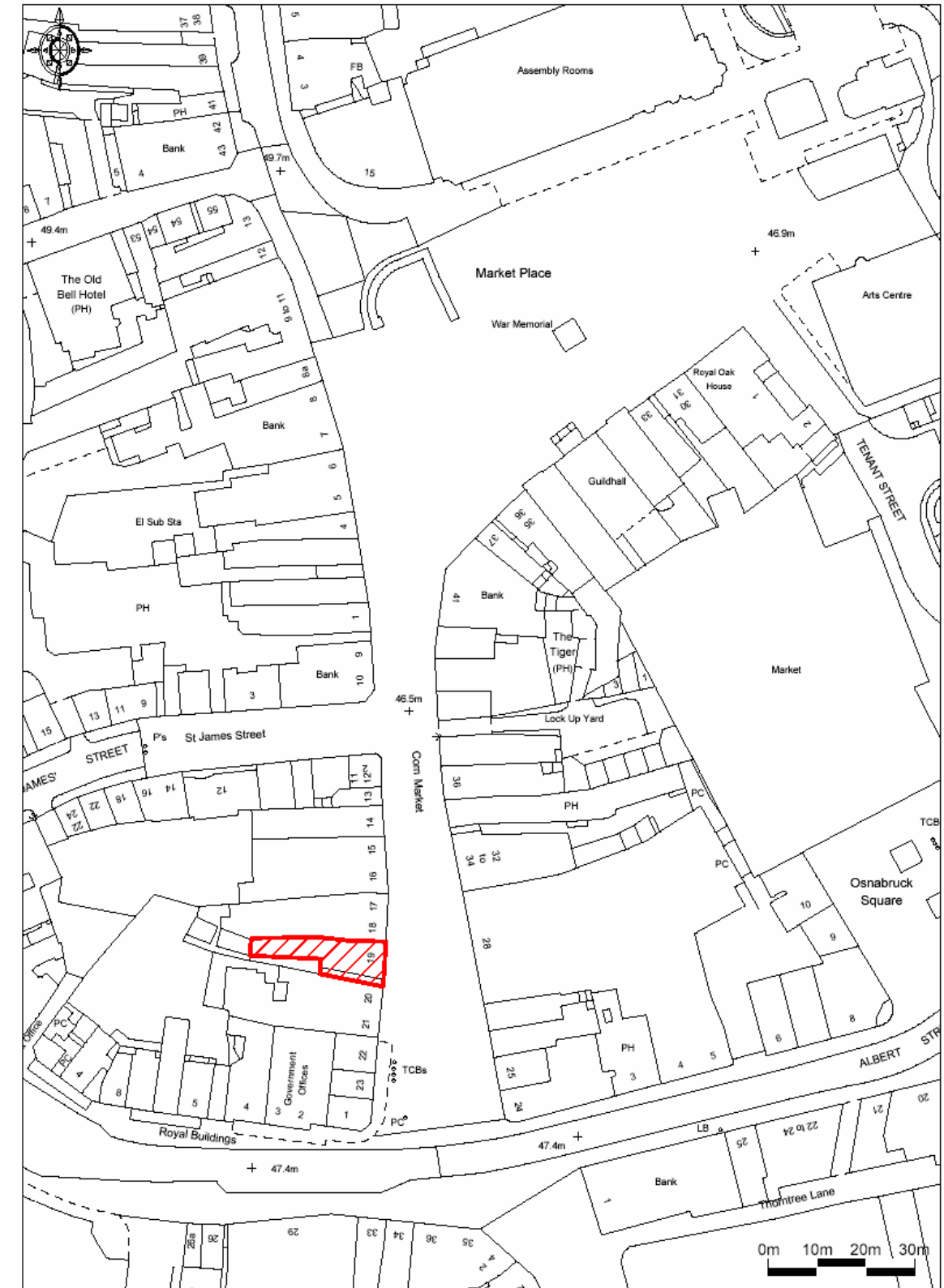
By appointment with the joint agents:

Debbie Hale

Tel: 01332 362244

Email: dhale@innes-england.com

Mar 09



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NOT TO SCALE