

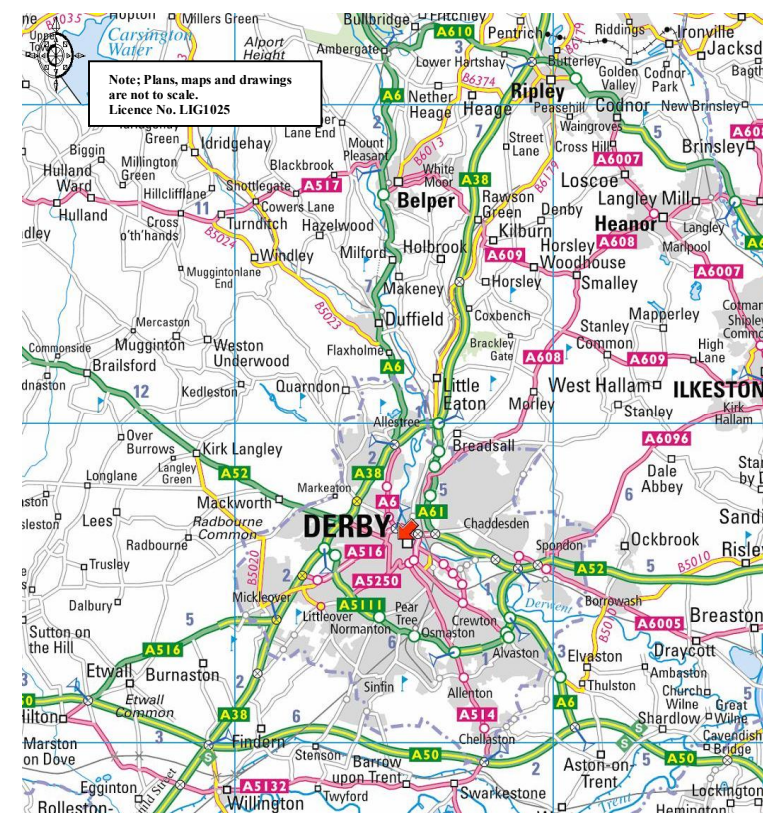
TO LET

**CATHEDRAL QUARTER OFFICE ACCOMMODATION 1,255 SQ FT (117 SQ M)
28A SADLER GATE, DERBY, DE1 3NL**



BB&J

The Commercial Property People



01332 292825

bbandj.co.uk

LOCATION

Derby is a thriving city at the heart of the UK located approximately 15 miles (24 km) to the west of Nottingham and 34 miles (54.7km) to the northwest of Leicester.

The premises are situated in Sadler Gate, a charming precinct in the heart of Derby's Cathedral Quarter, close to Friar Gate which is generally regarded as one of the most prestigious locations for professional services and popular with young professionals who frequent the nearby high class brasseries, restaurants and wine bars.

The site is also just a 5 minute walk away from Derby's new Bus Station where regular convenient public transport links can be caught from neighbouring towns and villages. There is an abundance of private and public car parking spaces close by.

DESCRIPTION

The premises comprise office accommodation over first and second floor level of 28 Sadler Gate, accessed via a side entry and external staircase to the rear of the property. The entrance/facade is very well presented having recently benefited from a shop front grant scheme which intends to reinstate historic shop fronts to the area. Internally the accommodation is arranged to provide cellular office accommodation extending c1,255 sq ft (117 sq m) (including archive room 183 sq ft (17 sq m) and kitchen 130.78 sq ft (12.15 sq m)). The premises benefits from new sash windows to the front of the property, burglar alarm and telephone and data points.

SCHEDULE OF ACCOMMODATION

First Floor

Offices	625.8 sq ft	58.1 sq m
Kitchen	130.8 sq ft	12.2 sq m
Archive Room	182.8 sq ft	17 sq m
Male and female wc's		

Second Floor

Offices	315.5 sq ft	29.3 sq m
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TOTAL: **1254.9 sq ft 116.6 sq m**

TOWN PLANNING

The premises currently benefits from a B1 (Business) Planning use. All planning information should be confirmed with, and further enquiries should be directed to the planning team at Derby City Council, who can be reached on 01332 293111.

SERVICES

It is believed water and electric are available in the property.

TERMS

The premises will be let by way of a new lease on FRI terms for a number of years to be agreed.

RENT

£6,999 per annum exclusive.

RATES

We are advised the premises has a rateable value of £4,800. The current multiplier to calculate likely rates payable is 0.433 All rating information should be confirmed with the Rating Department at Derby City Council who can be reached on 01332 293111.

LEGAL

We are advised that each party will be responsible for their own legal costs in the transaction.

VAT

All figures are quoted exclusive of VAT. We are advised that VAT is not currently payable on the rent. Purchasers must satisfy themselves as to the VAT position if necessary by taking the appropriate professional advice.

VIEWING

Unaccompanied road side viewings are possible. Accompanied internal inspections are to be arranged by prior appointment with BB&J. Please contact:

Chris Wright
Tel: 01332 292825
c.wright@bbandj.co.uk

GENERAL INFORMATION

These particulars are issued on the distinct understanding that all negotiations are conducted through BB&J. The property is offered subject to formal contact and it still being available at the time of the inquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. BB&J for themselves and for the vendor/assignor/lessor of this property whose agents they are, give notice that:

- 1) These particulars do not constitute any part of, an offer or contract.
- 2) Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does no make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property.
- 3) Please contact the office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- 4) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- 5) BB&J have not tested and apparatus, equipment, chattel and/or soft furnishings, fittings or service and therefore can give no warranty as to their availability, condition or serviceability.
- 6) Interested parties should note that any information supplied or tenure has not been checked or they are advised to consult their own solicitor for verification.

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