

TO LET

City Centre Offices

Royal Hotel Buildings, Victoria Street,
Derby, DE1 1GY



- City Centre office suite extending to approximately 226.1 m² / 2,433 ft², may split subject to negotiation.
- Located in the Cathedral Quarter, Derby's Business Improvement District.
- DDA compliant building with passenger lift.
- Additional smaller self contained offices available by discussion with the Landlord.
- Available newly refurbished with flexible lease terms.

NEW LEASEHOLD TERMS: £17,500 P.A.X.

**01332
298000**

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Independent Commercial Property Consultants, Surveyors and Valuers

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Location

The premises form part of the Royal Hotel Buildings, which is located on Victoria Street in the heart of Derby City Centre.

Victoria Street is a main thoroughfare for pedestrian and public transport and links Albert Street to the Wardwick and onto Friar Gate. The property is close to many City Centre public car parks including the Assembly Rooms, Babington Lane and Bold Lane.

The premises are located within the Cathedral Quarter Business Improvement District. For further information on the benefits of locating within this area please visit www.derbycathedralquarter.co.uk

Description

The premises comprise a second floor office suite, being fully refurbished.

The accommodation is made up of a variety of different sized rooms ranging in sizes from 125 ft² up to 465 ft².

There are WC facilities and a lift whilst any parking may be available by separate negotiation with the Landlord.

The suite can be taken in its entirety or alternatively, the accommodation will split to provide various smaller office suites. This will be done via negotiation with the Landlord.

Additional Space

There is also smaller self contained office accommodation available with the Royal Hotel Buildings. For further information please asked the sole agents Salloway.

Accommodation

2nd Floor 226.1m² / 2,433ft²

Services

It is understood that all mains services are connected to the property.

Rateable Value

Interested parties are advised to make enquiries of Derby City Council in respect of the Rateable Value of the premises.

Service Charge

A service charge is payable towards maintenance and repair of all communal areas as well as buildings insurance. Further details are available.

Car Parking

Car parking is available to the rear of the property by separate negotiation.

Lease Terms

The property is available by way of a new full insuring and repairing lease, subject to three or five yearly rent reviews.

Rent

Rental offers are invited in the region of £17,000 per annum, exclusive of business rates and all other outgoings. Should the premises be split, offers are invited at rentals equating to £7.00 per square foot.

Legal Costs

The ingoing Tenant is to be responsible for the Landlord's reasonably incurred legal costs in connection with this transaction.

VAT

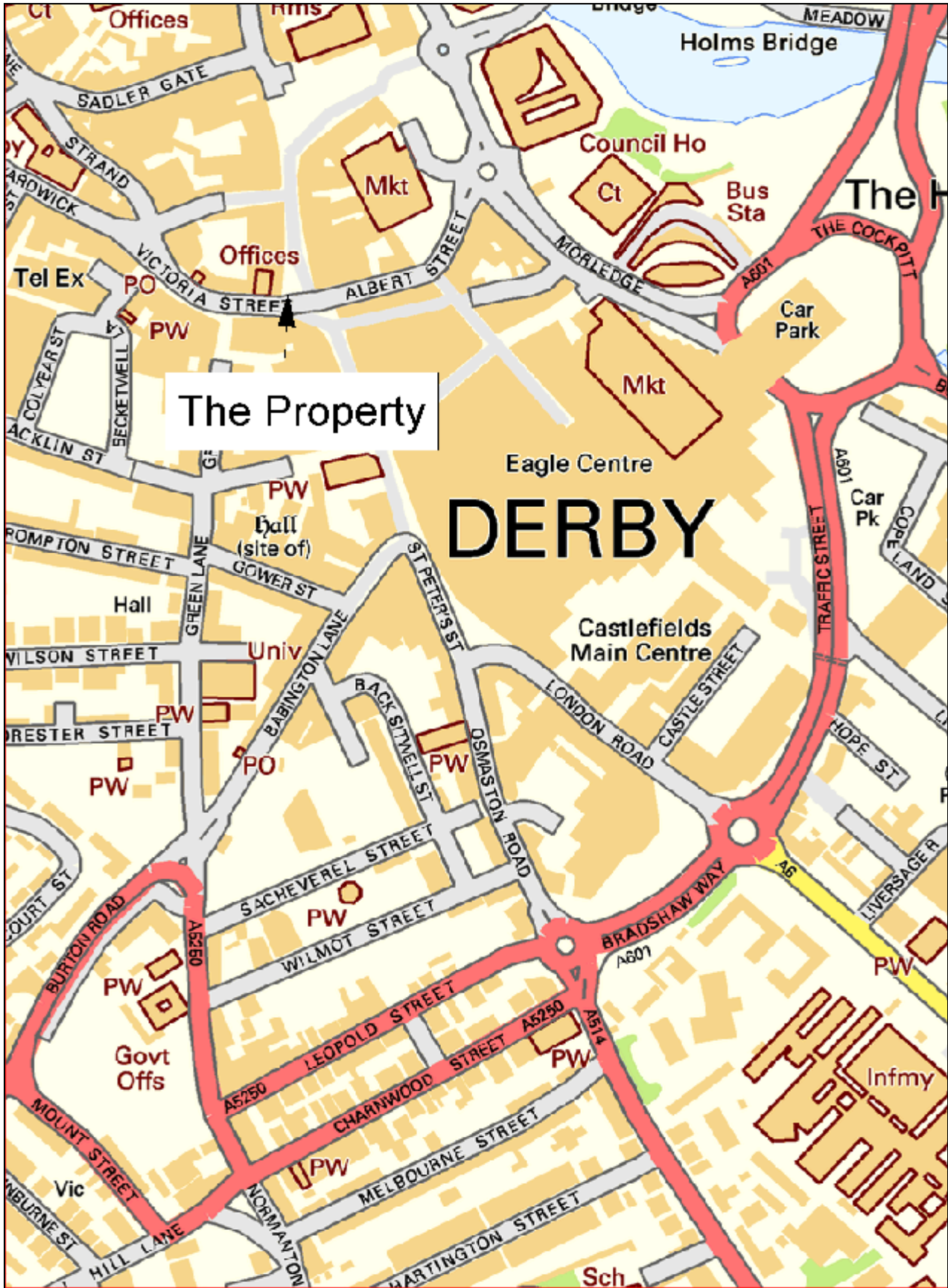
VAT is applicable at the prevailing rate.

Viewing

Viewing is by prior arrangement with sole agents Salloway.

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SALLOWAY
Property Consultants