

TO LET

City Centre Offices
Approximately 87.8m² (945sq.ft.)

17/21 ST JAMES STREET
DERBY
DE1 1RF



- q City Centre office accommodation
- q Cellular layout
- q Flexible lease terms available

ONLY £5.50 PER SQUARE FOOT

BHT/E00970/5771/03-01

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Also at: Burton-on-Trent

Misrepresentation Act - This marketing brochure is intended to be a guide only. Please see important notes over.

Independent Commercial Property Consultants Surveyors and Valuers

**01332
298000**

LOCATION

The accommodation is accessed via shared entrance from St James Street. St James Street is a busy pedestrian thoroughfare situated in the heart of Derby City Centre a short distance from the market place and is recognised as being part of the segment of the City which is given over to business uses.

DESCRIPTION

The premises comprise office accommodation located on the third floor which totals approximately 87.8m²/945sq.ft. The office accommodation is self contained and comprises 5 offices areas including reception area having carpets, electric storage heaters and its own WC accommodation.

ACCOMMODATION

Suite B (Third Floor)

Office 1:	15.5m ² / 166 sq.ft.
Office 2:	22.8m ² / 246 sq.ft.
Office 3:	7.9m ² / 86 sq.ft.
Office 4:	23.0m ² / 247sq.ft.
Office 5:	10.6m ² / 114 sq.ft.
Storage:	8.1m ² / 87 sq.ft.

Net Internal Area

87.8m²/ 945sq.ft.

SERVICES

It is understood that all mains electricity, water and drainage services are connected to the property.

RATES

Suite B
Rateable Value £3,000

SERVICE CHARGE

A service charge will be required to cover the cost of property insurance, property maintenance, heating, cleaning and maintenance of common parts etc. Details will be made available on application.

LEASE TERMS

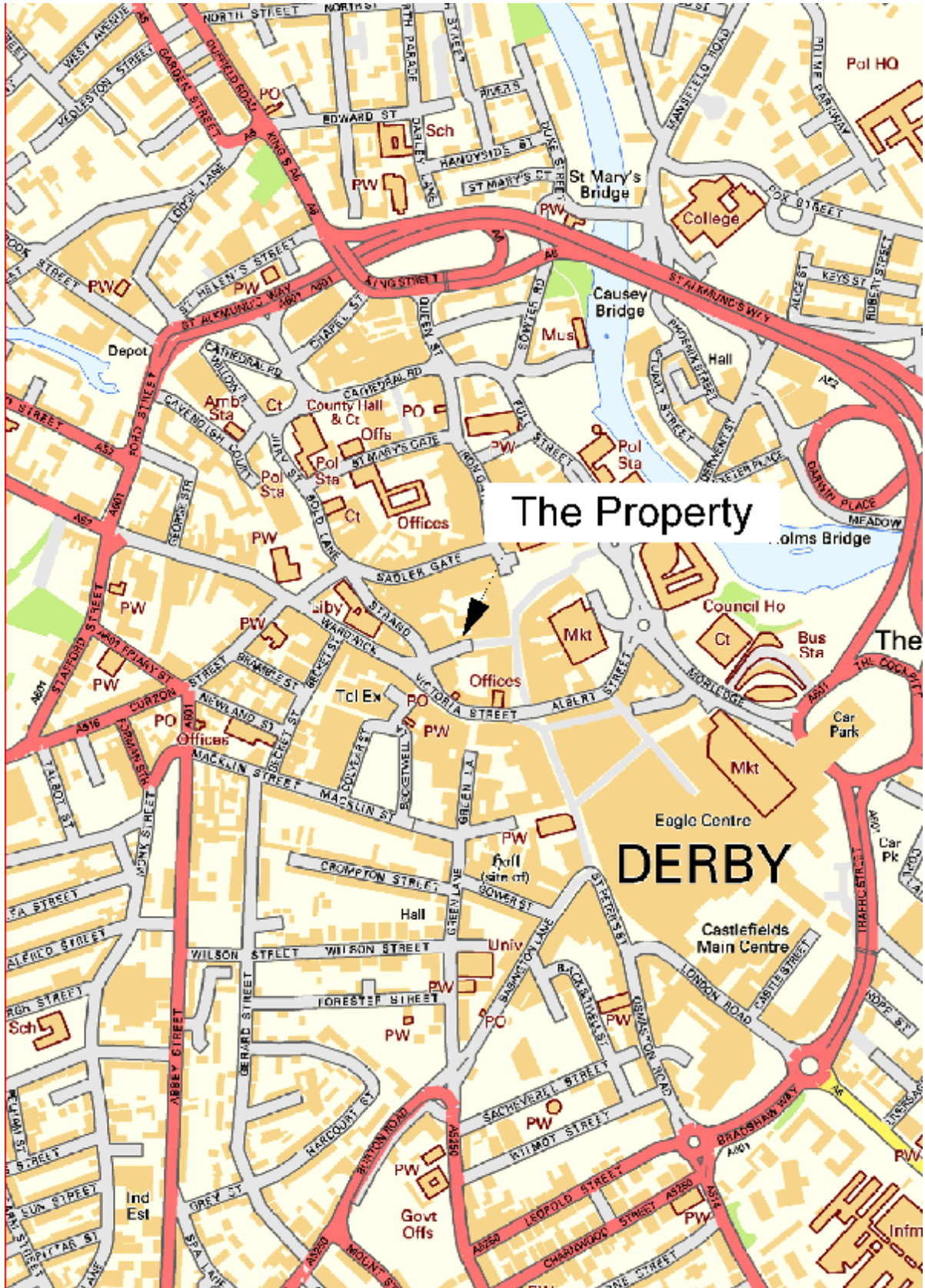
The premises are available on short term leases for a minimum term of six months and maximum of twelve. In some cases it may be necessary to contract the leases outside the Landlord & Tenant Act 1954 Part II as amended in respect of Sections 24 & 28 security of tenure.

RENTAL

£5,250 p.a.x.

VIEWING

Strictly by appointment through the Sole Agents Salloway TEL: (01332) 298000



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IMPORTANT NOTES - TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and no part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither Salloway Property Consultants as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs. We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

