



TO LET

CITY CENTRE OFFICES

6 THE STRAND
DERBY
DE1 1BA



- q City Centre office accommodation over three floors, extending in total to circa 469.7m² / 5,053ft².
- q Available as one or in various different suites from approximately 82.3m² / 885ft² (further division possible, subject to negotiation).
- q Located in the Cathedral Quarter, Derby's Business Improvement District.
- q Easily accessible City Centre location.

FLEXIBLE NEW LEASE TERMS AVAILABLE
RENT £5.00 PER SQ. FT.

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

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LOCATION

The Strand forms part of the Cathedral Quarter area of Derby City Centre benefiting from easy access to Friar Gate and the A38/A52 thereafter, as well as the convenience of the facilities that the city centre has to offer.

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 property comprises spacious office accommodation over three floors. The accommodation will be available as a whole or in various suites. The basic suites are outlined below but further division is possible, subject to negotiation.

There is currently a schedule of improvement and redecoration planned for the internal aspects of the property which, once completed, will provide good city centre office accommodation benefiting from being newly decorated with carpeting, fluorescent lighting and a heating system.

The accommodation can be upgraded to the requirements of an ingoing Tenant, subject to negotiation.

ACCOMMODATION

Suite 1 (FF)	82.3 m ²	/	885 ft ²
Suite 2 (SF)	95.2 m ²	/	1,024 ft ²
Suite 3 (SF)	94.7 m ²	/	1,019 ft ²
Suite 4 (TF)	100.0 m ²	/	1,076 ft ²
Suite 5 (TF)	97.5 m ²	/	1,049 ft ²

TOTAL NIA **469.7 m²** / **5,053 ft²**

SERVICES

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

RATES

There are various Rateable Values associated with the different areas of accommodation within the building and therefore it is recommended that interested parties seek further information from Derby City Council (01332 293111).

TENURE

The premises are available by way of a new full repairing and insuring lease, for a negotiable period of years, subject to three or five yearly rent reviews where appropriate.

RENTAL

The rental for the whole building will be £23,500 per annum, exclusive of business rates and all other outgoings.

The individual suite prices are indicated below. Rental prices for smaller areas can be discussed with the agents **Salloway**.

Suite 1 (1F)	-	£4,450 P.A.X.
Suite 2 (2F)	-	£5,150 P.A.X.
Suite 3 (2F)	-	£5,150 P.A.X.
Suite 4 (3F)	-	£5,150 P.A.X.
Suite 5 (3F)	-	£5,150 P.A.X.

VAT

The rental will be subject to VAT at the usual rate.

SERVICE CHARGE

There will be a service charge payable in respect of repair and maintenance of the communal areas of the property.

LEGAL COSTS

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

VIEWING

Viewing is by prior arrangement with sole agents **Salloway**.

Tel: **01332 298000**

E-mail: derby@salloway.com



First Floor

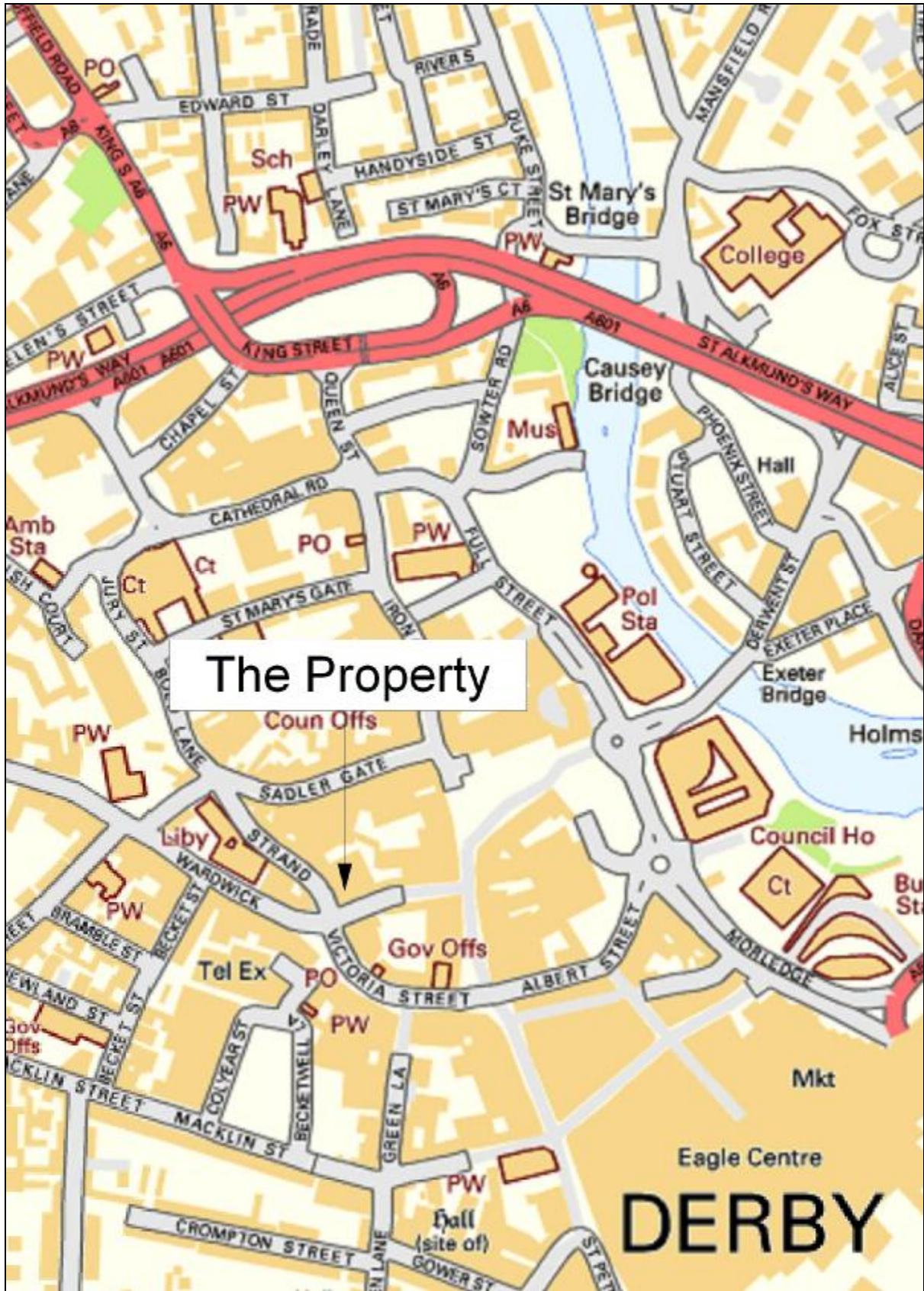


Second Floor



Third Floor





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IMPORTANT NOTES - TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

