

TO LET

CITY CENTRE OFFICES

**15 WARDWICK
DERBY
DE1 1HA**



- q Self contained suite of upper floor offices.
- q Net internal area 216.1m² / 2,326sq.ft.
- q Convenient location between Friar Gate and City Centre.
- q Traditional internal layout of private rooms.

RENTAL UNDER £5 per sq.ft. per annum

40/10/61/K17319/5640/19-137

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

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LOCATION

Wardwick is a busy thoroughfare linking Derby City Centre with the professional business district of Friar Gate. Consequently the area is associated with professional office use yet is just off the city centre and therefore convenient for all facilities.

DESCRIPTION

The accommodation comprises a suite of first and second floor accommodation with an independent pedestrian access just off Wardwick.

The accommodation takes the form of a series of private offices and is available for early occupation.

SCHEDULE OF ACCOMMODATION

First Floor

Reception:	13.6m ² / 147sq.ft.
Office 1:	13.4m ² / 145sq.ft.
Office 2:	15.7m ² / 169sq.ft.
Kitchenette	
Gents WC	
Store	
Post Room:	5.0m ² / 54sq.ft.
Office 3:	29.6m ² / 318sq.ft.

Second Floor

Office 4:	27.6m ² / 296sq.ft.
Office 5:	16.8m ² / 181sq.ft.
Office 6:	19.7m ² / 211sq.ft.
Office 7:	17.0m ² / 183sq.ft.

Mezzanine

Lobby / Office 8:	16.3m ² / 176sq.ft.
Office 9:	10.5m ² / 113sq.ft.
Office 10:	14.0m ² / 151sq.ft.
Office 11:	11.5m ² / 124sq.ft.

Total Net Internal Area:

216.1m² / 2,326sq.ft.

SERVICES

We understand that mains water, electricity and drainage are available.

RATES

We are verbally advised by Derby City Council that the premises have a Rateable Value of £10,000.

LEASE INFORMATION

The property is available by way of a new effectively full repairing and insuring lease (service charge for external repairs) for a negotiable period of years.

RENT

Rental offers are invited in the region of £11,500 per annum.

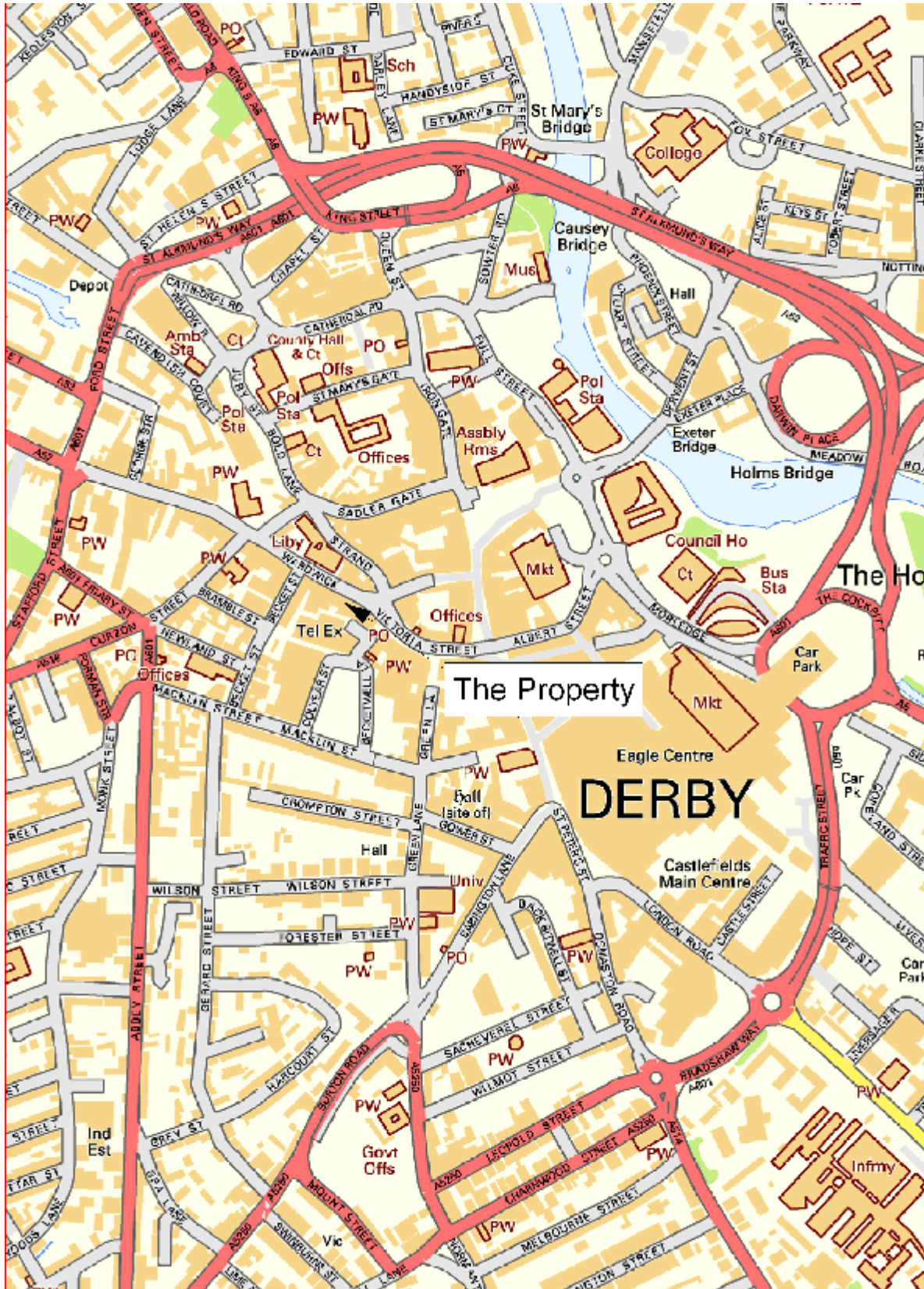
LEGAL COSTS

The incoming tenant will be responsible for the Landlord's reasonably incurred legal costs together with stamp duty.

VIEWINGS

Strictly via prior arrangement with the sole agents SALLOWAY

Tel. 01332 298000



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