



3 Wentworth House, Vernon Gate, Derby, Derbyshire, DE1 1UR

WELL LOCATED OFFICE ACCOMMODATION

FOR SALE - Premium city centre office accommodation

- Located within the popular Vernon Gate Business Park within close proximity to Derby City Centre.
- Offering 3,785 sq. ft / 352 sq. m of office accommodation (NIA).
- Available to purchase freehold with vacant possession at £495,000.
- 24 dedicated car parking spaces included.



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Location

The subject property is situated on the established Vernon Gate office development, positioned between Friar Gate and Uttoxeter Old Road. The development provides a range of purpose built office buildings constructed in the early 1990s and occupies the site of the former Derby Prison.

The property itself benefits from a convenient location, close to the junction of Friar Gate and Ashbourne Road, whilst also being within easy walking distance of Derby City Centre and a range of local amenities and public transport.

Description

The subject property comprises a modern three-storey mid-terraced office building of traditional brick construction beneath a pitched tile roof. The accommodation provides a mixture of open-plan and cellular office space, offering flexibility for a range of business occupiers.

Internally, the specification includes suspended ceilings with inset lighting, painted plaster walls and suspended timber flooring, alongside uPVC double-glazed windows throughout.

The ground floor provides a reception area, meeting room, four offices, kitchen and WC facilities, whilst the first floor comprises a central circulation area with six meeting rooms/offices, together with a further two store rooms and male and female WC facilities. The second floor also provides a large central office area with four further meeting rooms, an additional office and kitchen facilities.

Externally, the property benefits from a communal carpark, with 24 dedicated carparking spaces provided to the property and accessed directly from Vernon Gate.

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measurement Practice (6th Edition).

Total Net Internal Area: 3,785 sq. ft. / 352 sq. m.

Planning

We understand that the subject property has the benefit of planning consent for Use Class E, which was formerly B1 (Business).

All planning information should be confirmed with the Local Authority.

Services

It is our understanding that all mains services excluding gas are connected to the subject property.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £27,750.

Tenure

The property is available to purchase freehold and with vacant possession

Price

The property is available to purchase for £495,000.

Energy Performance

The property has an EPC rating of C (57).

VAT

We are informed by the owners that the property is not subject to VAT.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Should be via appointment with Sole Agent BB&J Commercial.



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