

To Let

Modern Offices in Georgian style

1,260 sq ft (117 sq m) – 2,560 sq ft (238 sqm)

St Andrew's House, Vernon Gate, Derby, DE1 1UJ



- Prestigious modern offices in a Georgian style courtyard scheme
- Ample on-site car parking
- Popular commercial and professional location close Derby's inner and outer ring roads

01332 295555

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Location

Derby is an East Midlands city and lies at the heart of England enjoying excellent road communications with links to the M1, M6, A50, A42, M42 and the East Midlands International Airport.

Completed in 2001, the Vernon Gate office development constructed in a Georgian style behind the Grade II Listed façade of Derbys former 19th Century County Gaol.

Vernon Gate is located within the Friar Gate Conservation Area and is strategically situated for access to the A38 and the A52 and Derby's ring road system.

The Premises

St Andrews House is a three storey mid-row office building of steel frame construction with rendered block work elevations, softwood double glazed windows and a stone portico entrance located within the central courtyard at the front of the Vernon Gate scheme.

Currently available are the first and second floor suites which can be let either as a whole or on a floor-by-floor basis.

The suites are accessed via a ground floor entrance with door entry system and staircase used in common and are finished to a modern specification with suspended ceilings, incorporating integrated LED lighting panels, perimeter data trunking, kitchenette and WC facilities.

The suites are largely open plan together with a private meeting room. There is an additional private office to the second floor suite.

There are Ladies and Gents WC facilities to the first floor suite and a single WC serving the second floor.

There are 4 Car parking spaces allocated to the first floor and 4 to the second floor accommodation.

Accommodation

Measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

First Floor: 1,260 sq ft (117 sqm)

Second Floor: 1,300 sq ft (121 sq m)

TOTAL AREA AVAILABLE: 2,560 SQ FT (238 SQ M)

Non-Domestic Rates

Utilising the Valuation Office website we have determined that the premises are assessed for Non Domestic Rates as follows:

First Floor Rateable Value: £11,000

Second Floor Rateable Value: £ 8,700

Small business rate relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000, and
- your business only uses one property - you may still be able to get relief if you use more

You must contact your Local Council to apply for small business rate relief.

What you get

You will not pay business rates on a property with a rateable value of £12,000 or less.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

Services

We believe mains water, drainage and electricity are available and connected.

We have not tested any of the services and interested parties should make their own investigations in order to verify the position and to satisfy themselves that the capacity of the services is adequate for their proposed use of the premises.

Town & Country Planning

We believe that the premises have a permitted use originally falling within Class B1, but now superseded by Class E(g)(i) of the Town & Country Planning (Use Classes) Act 2020.

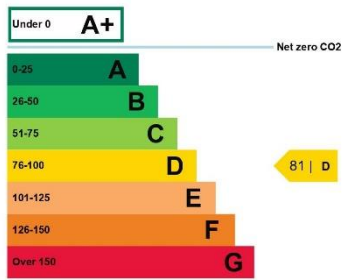
However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

Service Charge

A service charge will be levied to cover the tenant's contribution towards external repairs and upkeep of common areas on a pro-rata floor area basis.

Energy Performance Certificate (EPC)

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).



Lease Terms (subject to contract)

The suites are offered to let by way of a new lease on the basis that the tenant is responsible for the repair, maintenance and decoration of the building, landlord's fixtures, fittings and carpets.

The tenant will be responsible, on a pro-rata, basis for the payment of water and sewerage charges, the cost of electricity and the re-imbursment of the cost of insuring the building on an annual premium basis.

The Tenant will be responsible for business rates which are paid directly to Derby City Council.

Annual Rent

Available upon application

VAT

We are advised that VAT will be payable on the rent and any charges.

Costs

Each party to be responsible for their own legal and other costs incurred in this transaction.

Viewing

All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

Covid 19

Whilst the wearing of a face covering is no longer a legal requirement, we would politely ask that you continue to wear one during the course of your viewing if you are able.

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk

Subject to contract and availability



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

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