



Chartered Surveyors

St James House

St Mary's Wharf, Mansfield Road, Derby, DE1 3TQ

Available to let from £12.50/sq ft



Office accommodation with suites from 1,500 – 7,500 sq ft

- Fully Air Conditioned
- Excellent Parking
- Edge of City Centre Location

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Location

The award-winning St Mary's Wharf development fronts Mansfield Road on the edge of the City Centre and lies adjacent to the historic Chester Green conservation area. Just 5 minutes' walk away from the City Centre, St Mary's Wharf is one of the finest office locations in the city having access to public services, main bus routes and easy transport link to the A38/A52 network and M1 Motorway.

Description

St James' House is a modern four storey office building large floor plates of circa 7,500 sq ft with lift access.

The accommodation can be let on a floor by floor basis although provides the flexibility to split a floor into 3 separate suites from 1,500 sq ft. Indicative plans of how a floor could be split are available on request.

The vacant floors are to be refurbished to a high standard to include:

- Air conditioning
- Raised access floors
- Suspended ceilings with LED light panels
- Kitchen and w.c. facilities

Accommodation

First Floor:	7,546 sq ft	(701.02 sq m)
Second Floor:	7,546 sq ft	(701.02 sq m)
Third Floor	7,206 sq ft	(669.44 sq m)
Total:	22,298 sq ft	(2071.5 sq m)

(Measured to RICS NIA)

Rates

We understand that the Rateable Values of the Property are

First Floor - £79,764

Second Floor - £65,000

Third Floor - £63,500

Costs

Each party will be responsible for their own legal fees in the proposed transaction.

Rental

Rents are available from £12.50 per sq ft exclusive of Service Charge, Business Rates and VAT.

Service Charge

There is a service charge levied to cover the tenants contribution towards external repairs and upkeep of all common areas.

EPC

A copy of the EPC is available on request

Viewing

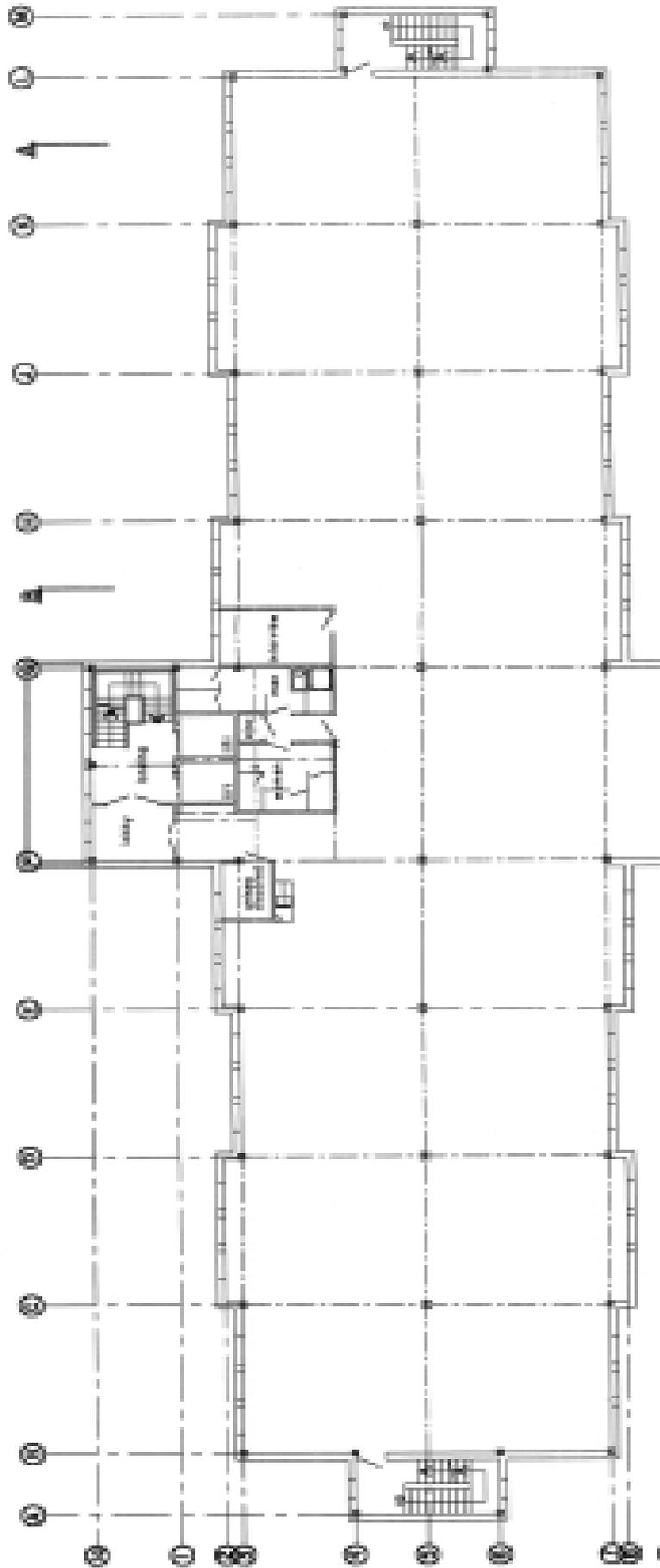
Strictly by appointment with agents, Milner Commercial Chartered Surveyors, and Innes England

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First Floor Plan St James House



Location Plan



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