



Chartered Surveyors

9 & 10 Browning Circle

Derby, DE23 8AR

To Let: From Only £4.00 per sq ft pax



Central Location

- Fully Accessible
- Good on street parking
- Flexible and divisible space
- Fully central heated



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9 & 10 Browning Circle

Derby, DE23 8AR

Location

Situated in the Normanton Area of Derby, Browning Circle is the hub of the local community, close to the railway station at Peartree and with good bus routes and access links leading to and from Derby City Centre.

Description

Adopted and improved by Derby City Council to create a community centre, the premises are now no longer required and are being offered to let with exciting potential and opportunity.

Units 9 & 10 of the former Derby Co-op Building comprise a main entrance with large reception area, office and interview room, the new entrance link leads to two further offices with male, female and disabled toilets and cleaners cupboard with Belfast Sink. The large café area adjoins a fully equipped kitchen, male, female and disabled toilets and boiler room. The building is fully central heated.

The building is fully accessible.

The accommodation can be let as one unit or split into two due to the existing separate accesses and facilities.

Accommodation

Gross Internal Floor Area –

- Main Entrance and reception area 372.32 sq ft (34.59 sq m)
- Interview room 71.68 sq ft (6.66 sq m)
- Front Office 184.06 sq ft (17.1 sq m)
- Office 1 249.51 sq ft (23.18 sq m)
- Office 2 87.19 sq ft (8.1 sq m)
- Café 776.72 sq ft (72.16 sq m)
- Kitchen 185.14 sq ft (17.2 sq m)

Total 1926.62 sq ft (178.99 sq m)

To Let

From only £4.00 per sq. ft. per annum exclusive

Rateable Value

The premises will require re-assessing for rating purposes

EPC

Awaiting EPC

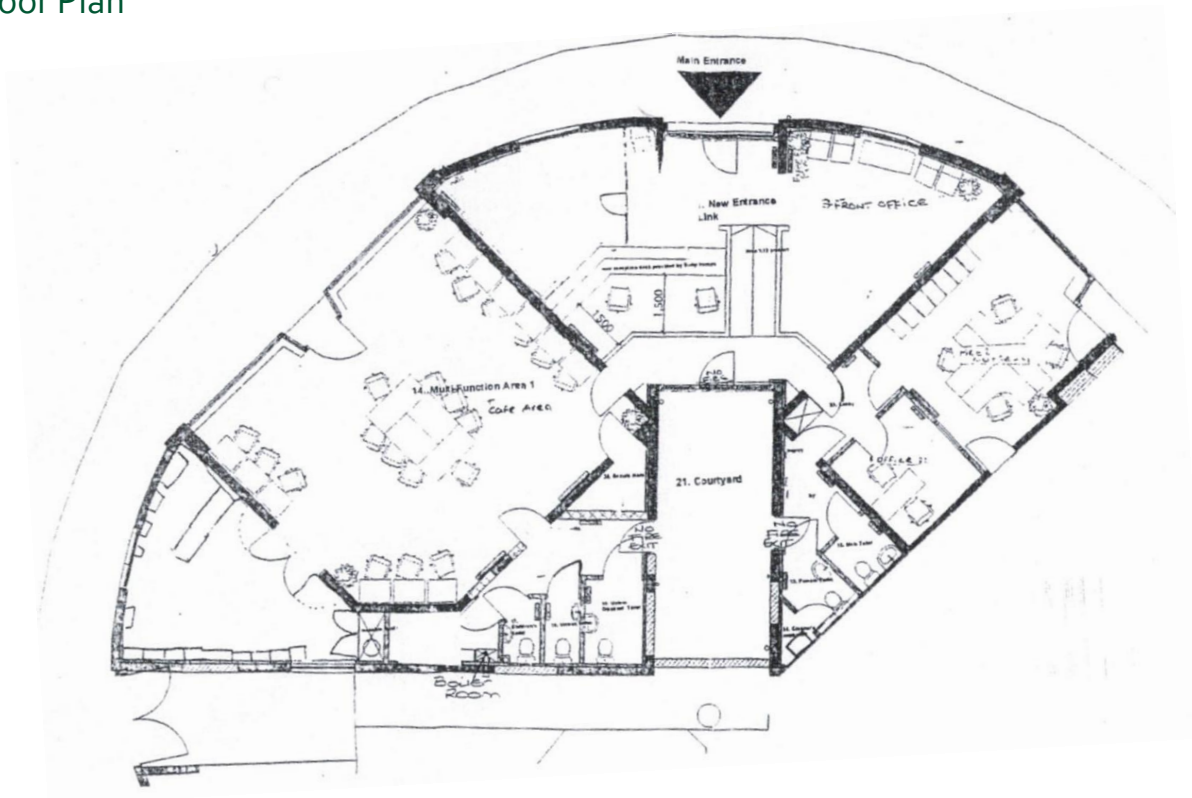
Viewing

Strictly by appointment with sole agents, Milner Commercial Chartered Surveyors.

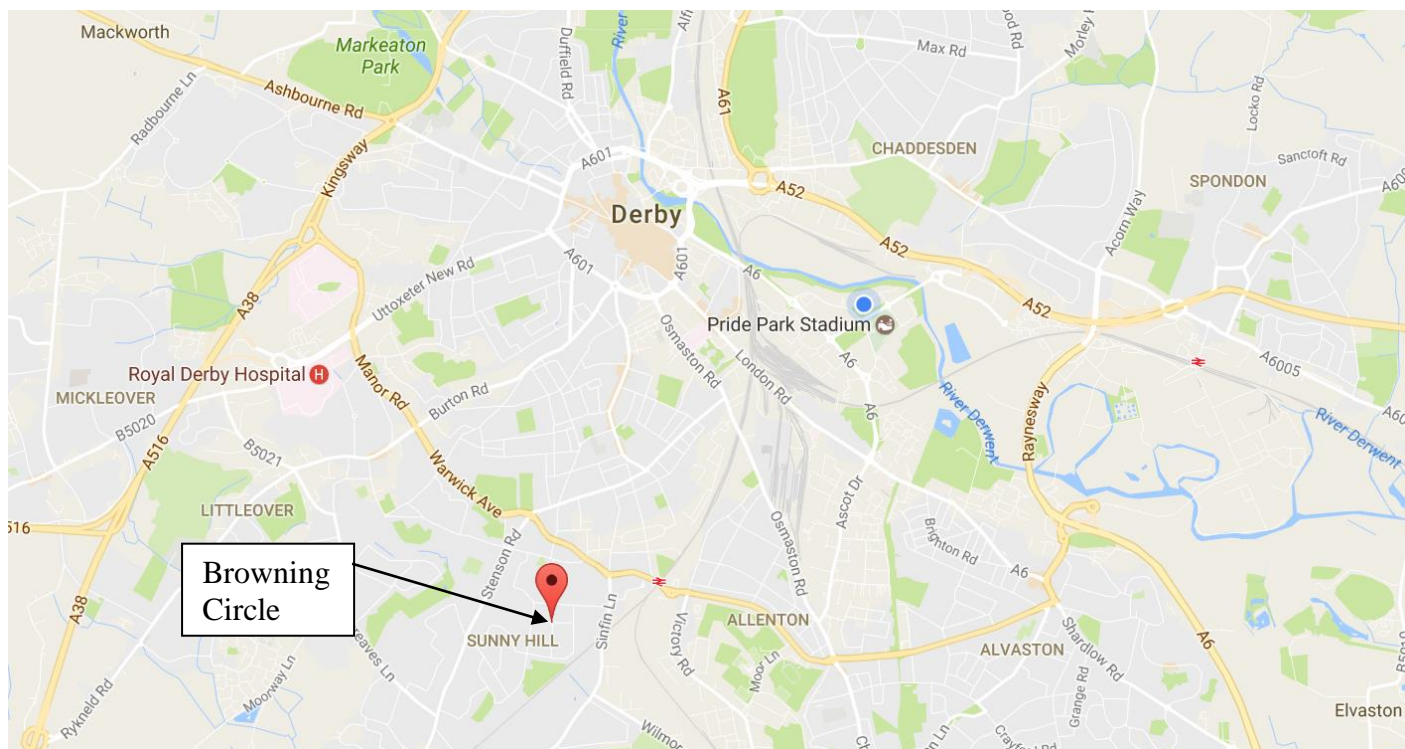
Contact Peter Milner
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Floor Plan



Location Plan



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