



Chartered Surveyors

Third Floor Suite, St. Katherine's House

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

To Let: From £12.50 per sq ft



Third Floor Office Suite

- Total NIA 3,450 sq ft
 - Suite will split
- 16 Car Parking Spaces
- Lift Access to All Floors
- Stunning Views over Derby and River Derwent

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Location

St Marys Wharf development fronts Mansfield Road on the edge of the City Centre, adjacent to the historic Chester Green conservation area. Just 5 minutes' walk away from the City Centre with excellent access to public services, main bus routes and easy transport link to the A38/A52 network and M1 Motorway.

Description

Attractive four-storey office with self-contained third floor office suite available. The suite predominantly open plan accommodation with some partitioned offices.

The suite is to undergo a full refurbishment and will benefit from the following:

- Air conditioning
- Central heating and double glazing
- Suspended ceilings with category 2 lighting
- Perimeter trunking
- Kitchen and w.c. facilities
- Lift access to all floors

Car Parking

There are 16 Car parking spaces allocated to this suite

Rental

Rental at £12.50 per sq ft exclusive of service charge, business rates and VAT

The rental is to be quarterly in advance

Service Charge

There is a service charge which covers the upkeep of common areas, buildings insurance, estate and building maintenance. Full details on request.

Tenure

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.

Rates

The rateable value is £27,250.

Source: VOA website

VAT

We have been advised that VAT is payable

EPC

The premises has an EPC assessment of E (101)

Other

The suite has the capability of being split into two office suites

Viewing

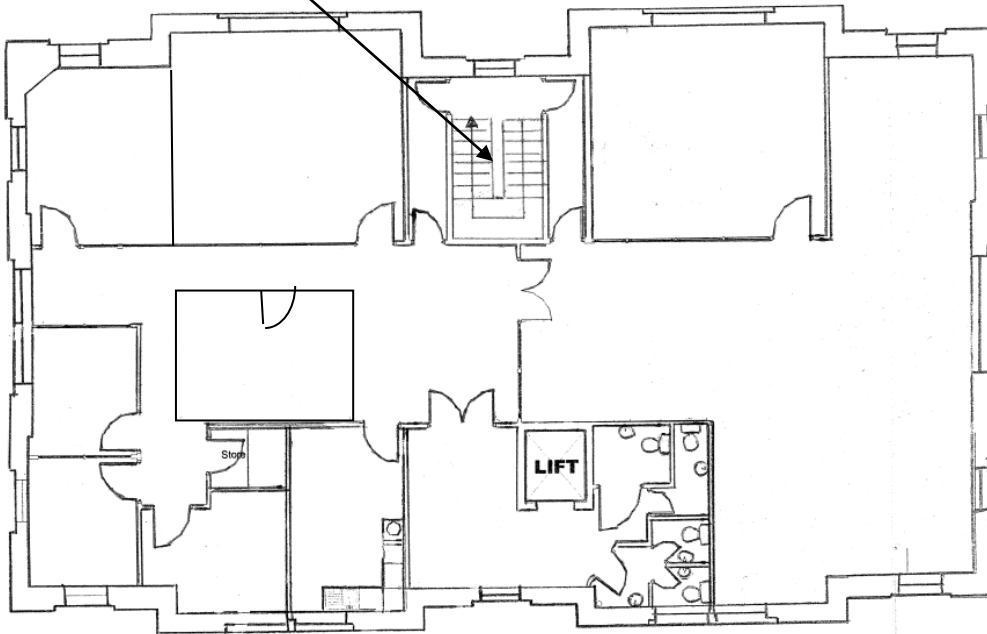
Strictly by appointment with agents, Milner Commercial Chartered Surveyors, and Innes England

Contact – Peter Milner
p hm@milnercommercial.com
01332 734 734

Innes England – 01332 362244

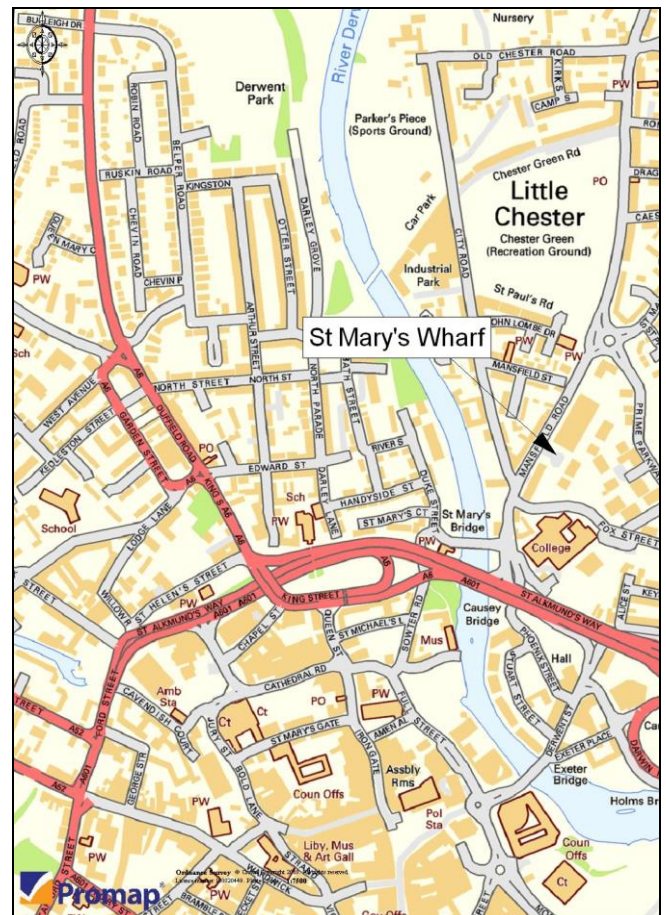


Fire Exit and Stair
Access to Suite



Site Plan

Location Plan



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