



Chartered Surveyors

Gleneagles House

Vernon Gate, Derby, DE1 1UP

Available to let from £12.50/sq ft



Office accommodation 3,174 sq ft (294.9sq m)

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



RICS

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Location

The Vernon Gate development is located within friar Gate Conservation Area and popular commercial and professional district on the edge of the city centre, close to the ring roads and A38/A52 network. The development offers modern offices within a Georgian style courtyard behind the Grade II Listed Façade of the former 19th Century County Gaol.

Description

The property is a mid-terraced three storey office building of steel frame construction with blockwork walls under a pitched slate roof with brick clad elevations and softwood double glazed windows.

Currently available is a first-floor office suite with predominantly open plan layout and a number fully glazed partitioned offices, which could be removed or reconfigured if required. The suite benefits from suspended ceiling with Category 2 lighting, perimeter data trunking and w.c. facilities.

Accommodation

First Floor: 3,174 sq ft (294.9 sq m)
(Measured to RICS NIA)

Rates

The suite was previously split and is assessed as two separate suites with rateable values of £23,750 and £8,400

Costs

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

Rental

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

Service Charge

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

EPC

The premises have an EPC rating of C (63). A full copy is available on request.

Viewing

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

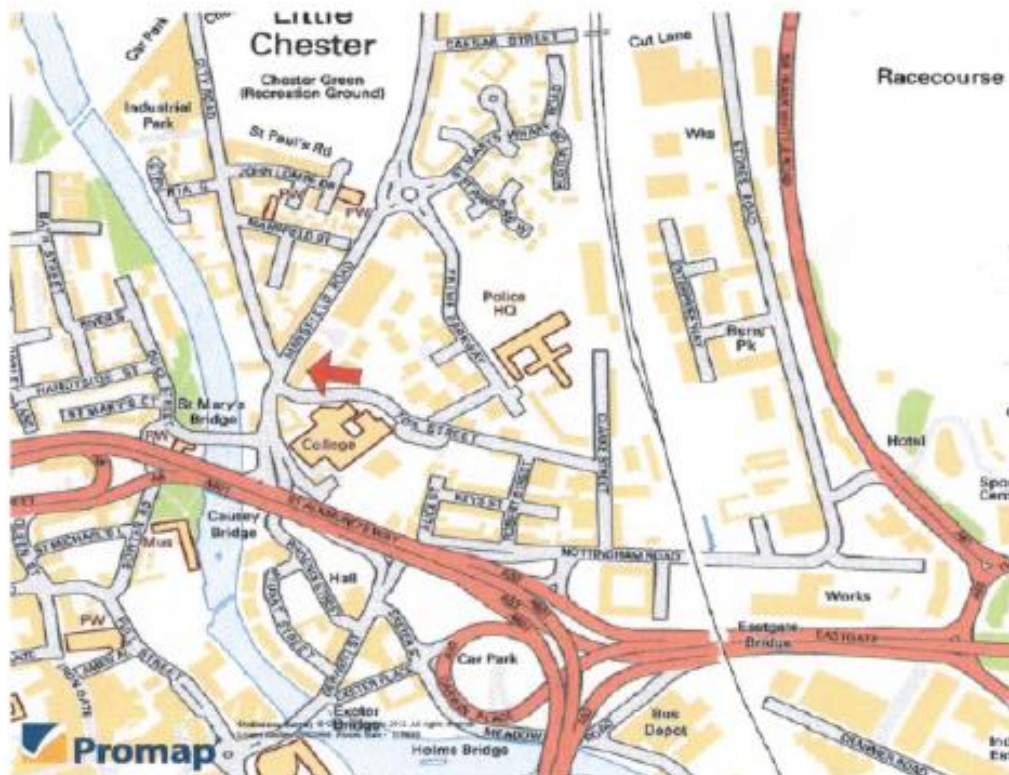
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Location Plan



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