



Chartered Surveyors

4 St Georges House

Vernon Gate, Derby, DE1 1UQ

To Rent all inclusive - £100 per week



Second Floor office suite – 177 sq ft
within a courtyard development

- Modern office development
- Drinks courtesy cabinet and toilet facilities

Air conditioning : 2 parking spaces

Second Floor, 4 St Georges House,

Vernon Gate, Derby, DE1 1UQ



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Location

The Vernon Gate Development was completed in 2001 and recreates the splendour of a Georgian courtyard behind the Grade II listed façade of the former 19th Century Gaol. The development is accessed off Vernon Street which gives access to Friar Gate and nearby local amenities.

Description

The second-floor office suite is available in this three-storey modern office building. The suite has a kitchen courtesy cabinet, air conditioning and shared toilet facilities.

Size

Total Net floor area 177 sq ft (16.5 sq m)

Car Parking

On site car parking is available with 2 designated spaces for the suite.

Tenure

The property is available by way of a simple form of licence agreement on flexible terms.

Rent **£100 per week all inclusive.**

Tenant will be responsible for local rates but should qualify for 100% relief.

- All inclusive means that the weekly rent includes electricity, water, building insurance and general maintenance bills. It does not include telecom or rates or tenant's own insurance

EPC

Awaiting EPC.

Viewing

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

Contact – Peter Milner
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01332 734 734



Milner Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchaser and lessee, and do not constitute, nor constitute part of an offer or contract; ii) all, descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Milner Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

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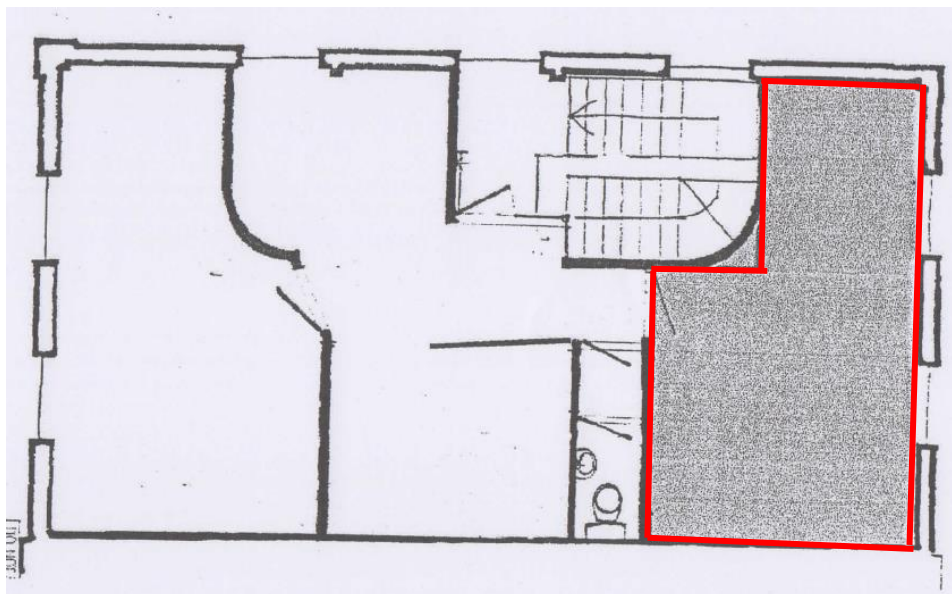


Location Plan

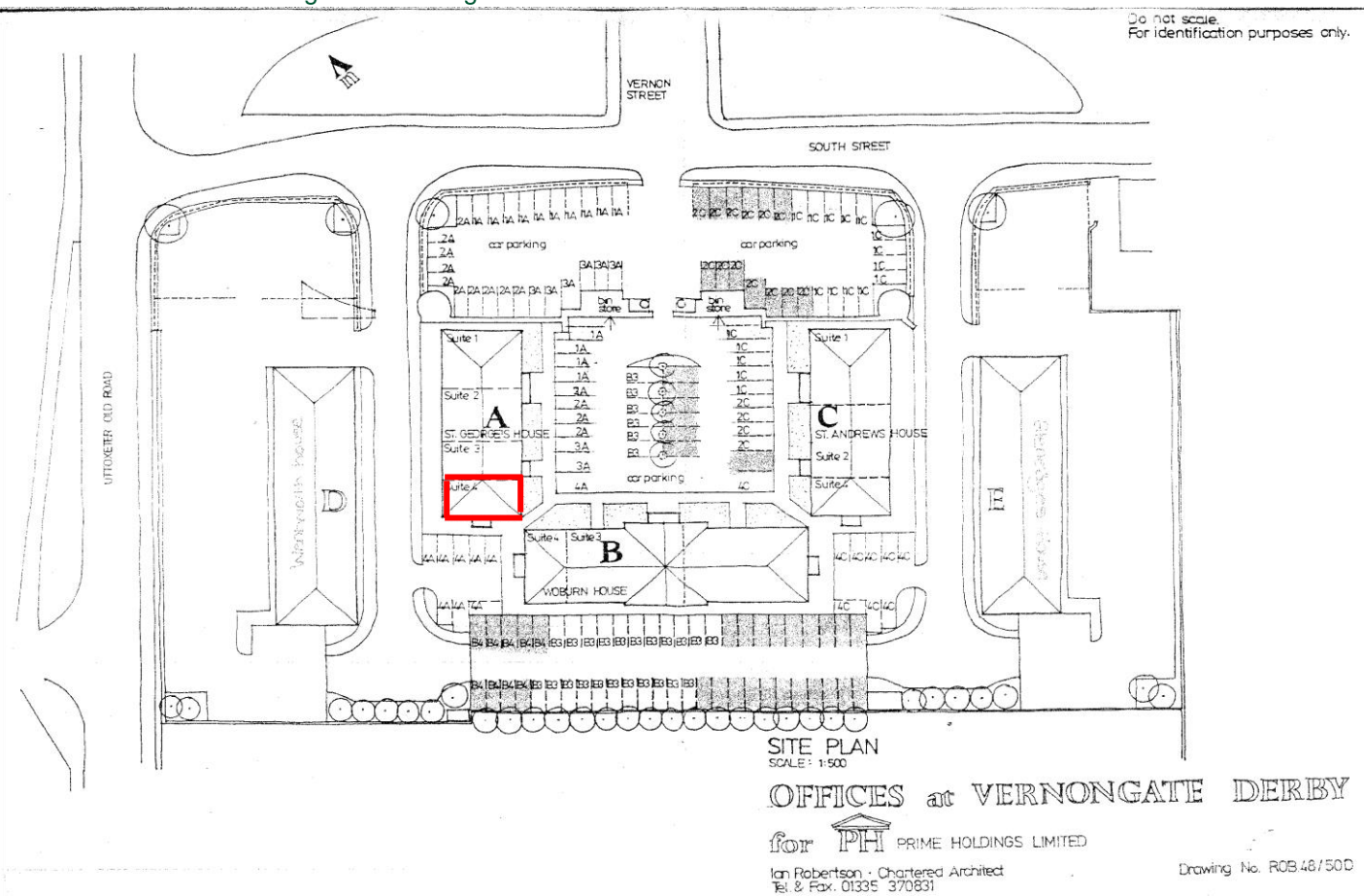


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Floor Plan – Available space edged in red



Site Plan – 4 St Georges House edged in red



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