



Chartered Surveyors

St Andrews House

Vernon Gate, Derby, DE1 1UJ

2nd Floor Office Suite -TO LET



Office accommodation 1,300 sq ft / 120.77 sq m

- Excellent Parking
- Edge of City Centre Location

St Andrews House, Vernon Gate, Derby, DE1 1UJ

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 the second floor office suite. The suite benefits from suspended ceiling with Category 2 lighting, perimeter data trunking and w.c. facilities.

Accommodation

Second Floor: 1,300 sq ft (120.77 sq m)
(Measured to RICS NIA)

Rates

Rateable Value: £8,700

Costs

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

Rental

Rent to be negotiated with the Landlord.

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 E (110).

Certificate Reference Number:

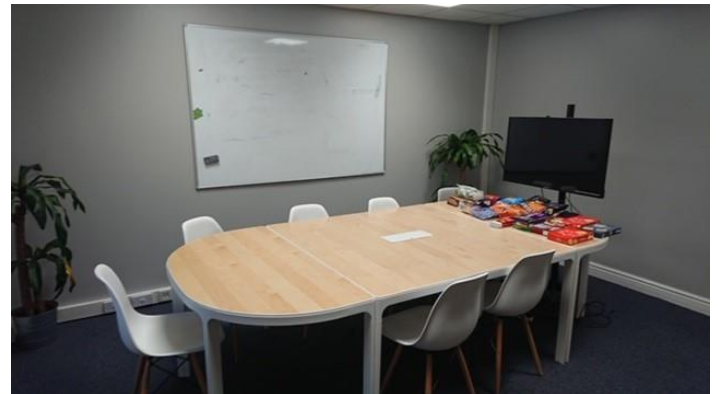
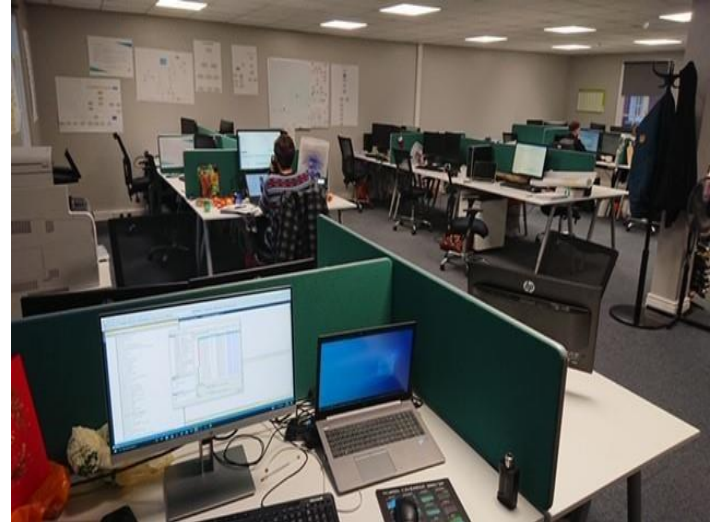
04082717063019009113

Viewing

Strictly by appointment with agents, Milner Commercial Chartered Surveyors

Contact – info@milnercommercial.com

01332 734 734





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