



Vernon House - Vernon Street, Derby DE1 1FR

Derby City Centre Office TO LET

A range of 2 x 2/3 person offices
available

From £250 No vat PCM per office
space

- Rent inclusive of bills - exc internet
- Communal facilities including kitchenette & toilet
- Modern offices with double window frontage
- Ground and First floor office
- Unfurnished space
- additional small store room included within the office
- NO PARKING

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Summary

Size - 2/3 person office x 2
Rent from - £250 per office
Business Rates - Full rates relief should apply
Service charge - Included within rent
Car Parking - No on site parking available
Legal Fees - The tenant will contribute £300 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
VAT - Not applicable
EPC - C (69)

Description

Office 704 is located on the 1st floor within Vernon House a commercial hub with a mix of ground floor retail units and serviced offices set over both floors.
Office V102 is located on the ground floor of Vernon House - LET
Office 205 and 206 are in 2 Vernon Street (office 205 LET)
Office 703 is in Vernon House

Each room is finished to a high standard, featuring numerous electrical points, an intercom system and equipped with gas central heating heating.

The office spaces boast excellent natural light and an open-plan design, with kitchen and WC facilities provided on the first and second floor for tenant convenience.

An additional boardroom is available to tenants for meeting and presentations etc and can be booked out internally for no additional cost.

Location

Derby with an estimated population of 250,000 in the city and surrounding areas has extensive transport links with other areas of the country. The M1 motorway passes about ten miles (16 km) to the east of the city, linking Derby southwards to the London area and northwards to Sheffield and Leeds. Other major roads passing through or near Derby include the A6, A38, A50, A52 (Newcastle-under-Lyme to Mablethorpe, including Brian Clough Way linking Derby to Nottingham) and A61 (Derby to Thirsk via Sheffield and Leeds).

Terms

A new Internally Repairing lease will be created on a rolling 1 year tenancy or longer if required.

A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the landlord. Rent is paid quarterly in advance. Tenant will pay £300 + VAT towards the lease administration costs.

Office V102 - £300 PCM - LET

Office 205 - £250 PCM - LET

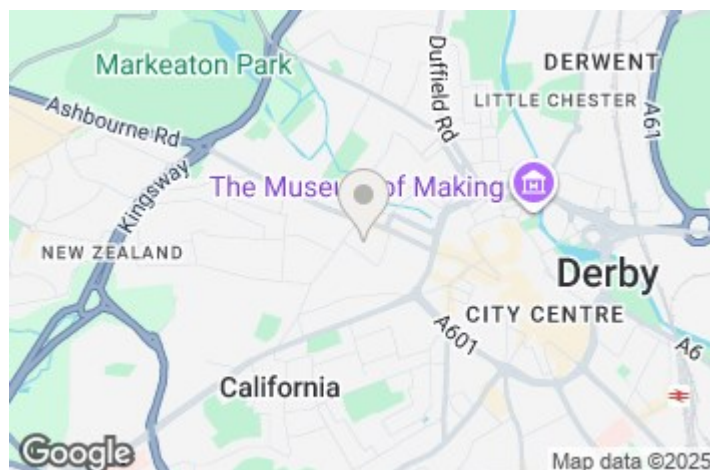
Office 206 - £250 PCM

Office 704 - £250 PCM

Office 703 - £300 PCM - LET

Services

We are advised that mains' water and electric are connected to the property. These services have not been inspected or tested by the agent.



Viewing and Further Information

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