



16 Agard Street, Derby, Derbyshire DE1 1DZ

OFFICES

- ▶ **Detached office building of 1,451 sq ft**
- ▶ **Prominent arterial route position within close proximity to inner ring road**
- ▶ **On-site parking**

For enquiries and viewings please contact:



Nick Hosking
01332 362244
nhosking@innes-england.com



Debbie Thompson
01332 362244
dthompson@innes-england.com

Location

The property is well located on Agard Street within close proximity to the inner ring road, providing excellent access to the A52 and A38/A61 network. The city centre is within walking distance along with a number of public car parks.

Description

The property comprises a detached office building of traditional brick construction under a pitched tiled roof.

The ground provides a reception, office, training room along with kitchen and w.c. facilities. The first floor provides 3 individual offices and a large open plan office. The premises are fitted to a good standard including double glazing, perimeter data cabling and electric heating.

There is on-site parking for 4-5 cars off Agard Street.

Accommodation

	Sq M	Sq Ft
Ground Floor	67	721
First Floor	67.8	730
Total	134.8	1,451

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises have Class B1 (a) Office consent under the Use Classes Order 1987. Interested parties are advised to clarify their use with the local planning department on 01332 640795.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The property is currently listed as Offices & Premises and has a rateable value of £9,400. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Price

Rental offers invited in the region of £17,500 per annum, exclusive of VAT and Business Rates. The rental is payable quarterly in advance.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

EPC

The premises has an EPC assessment of: E (115)

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