

# GADSBY NICHOLS



## 1a Babington Lane, Derby, DE1 1SU

First and Second-Floor Office accommodation extending to 1,515 sq. ft. / 140.8 sqm.

Superbly located on the corner of St. Peters Street and Babington Lane,  
close to the Intu shopping centre.

Car parking is available within the vicinity.

## TO LET £9,000 per annum

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## LOCATION

The property is situated on Babington Lane within the St. Peters Quarter district of the City of Derby. The area benefits from good footfall, and nearby parking on Babington Lane. Nearby users include the Post Office, Town Centre Apartments, Waterstones Book Shop, and various other retailers. The Intu shopping centre is just a short walk away, affording additional car parking. The property is also within easy driving distance of Derbys' ring road systems.

## DESCRIPTION

The property enjoys ground-floor access from Babington Lane leading to an interesting, curved hallway to an attractive turned-spindle staircase to the upper floors. At first-floor level there is a kitchen facility, managers office, and large open-plan office, and to the second-floor there is a further kitchen area, WC facilities, and partitioned offices.



The property has recently been refurbished and is in good decorative order.

## ACCOMMODATION/FLOOR AREAS

First Floor	777 sq. ft.	72.2 sqm
Second Floor	738 sq. ft.	68.6 sqm.

## PLANNING

We understand that the property has existing use consent for B1 Offices, as defined by the Town and Country Planning (Use Classes) Order 1987.

## SERVICES

We understand that mains electricity, water and drainage are all connected to the property. No tests have been made, and no warranties are given or implied.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned, and once completed, the certificate can be made available on request from the Agents.

## BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed for non-domestic rating purposes as follows:-

Office and Premises                      RV £6,500

Please note, subject to satisfying certain criteria, any incoming tenant could possibly benefit from Small Business Rates Relief.

## RENT

The property is currently held on a lease expiry 30<sup>th</sup> March 2020 at £9,000 (nine thousand pounds) per annum. The property is available by way of an assignment (current lease taken over) or a new lease to be agreed between the landlord and tenant. More details are available on request.

## VIEWINGS

Strictly by prior appointment with the sole agents: - Gadsby Nichols

Tel:                      01332 290390

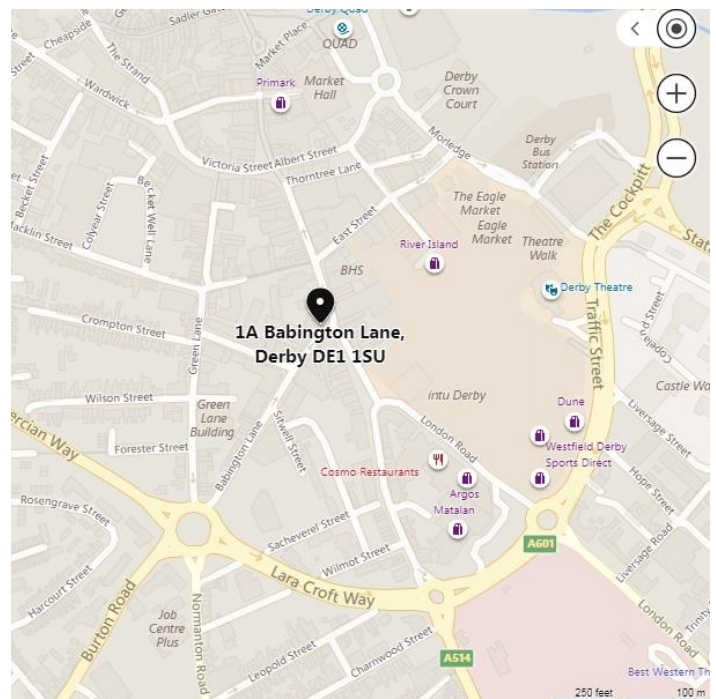
Mobile:                07501 525352

Email:                 mikewalmisley@gadsbynichols.co.uk

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

## SUBJECT TO CONTRACT



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