



## Bio House, Derwent Street, Derby, DE1 2ED

Centrally located and accessible City Centre offices with parking, planned over two floors providing 7,232sq.ft / 671.85sq.m

Within walking distance of the City Centre, convenient for the Council House, and Derby Crown Court.

Available to Let on a new Lease.

**TO LET**  
**£40,000 PAX**

# Bio House, Derwent Street, Derby, DE1 2ED

## LOCATION

The premises are situated on Derwent Street, with ease of access to Derbys' Inner Ring Road, yet within walking distance of Derby City Centre. Nearby occupiers include Nat West Bank plc, and Derby City Council.

## DESCRIPTION

The property comprises offices planned over two floors, previously occupied by the housing options division of Derby City Council. The offices are predominantly open-plan although there are some internal divisions at ground floor level for interview rooms, and have the benefit of suspended ceilings, category II lighting, three-compartment dado trunking, carpet tiles, and ladies and gents WC facilities on each floor. In addition to the office space there is also a useful archives storeroom, and allocated car parking will be provided with the property, to the rear.

## ACCOMMODATION

The specific accommodation arrangements are as follows;

### Ground Floor

Reception -	149sq.ft	13.86sq.m
Offices -	3,325sq.ft	308.9sq.m
Archives Storeroom -	453sq.ft	42.1sq.m

### First Floor

Offices -	3,305sq.ft	307.02sq.m
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<b>TOTAL NIA</b>	<b>7,232sq.ft</b>	<b>671.85sq.m</b>
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## SERVICES

We understand that mains electricity, water and drainage are all connected to the property.

## BUSINESS RATES

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

Description	Rateable Value
Offices and Premises	£38,500

## TERMS

The offices are available by way of a brand new, full repairing and insuring lease, for a term to be negotiated, subject to a three-yearly upward-only rent review pattern.

## RENT

The initial rent will be £40,000 per annum exclusive.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

## VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating -

EPC Band -

A copy of the EPC is available on request.

## VIEWINGS

Strictly by prior appointment through the sole agents:-

Gadsby Nichols

21 Iron Gate, Derby. DE1 3GP

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

## SUBJECT TO CONTRACT

