



Units 2-4 Derwent Court, Macklin Street, Derby, Derbyshire DE1 1SG

OFFICES

- ▶ **Three-storey offices building of 5,857 sq ft**
- ▶ **Located close to inner ring road and A38/A52 network**
- ▶ **On-site parking**

For enquiries and viewings please contact:



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Location

Derwent Court is situated on Macklin Street a short walk from the heart of the city centre and within close proximity to the inner ring road, providing easy access to the A38/A52 network

Description

Units 2 -4 comprise a modern three storey office building of brick construction under a pitched tiled roof. The units have been combined for use by a single occupier although could be reinstated for three separate units.

The accommodation has perimeter trunking, gas central heating, suspended ceilings with Category 2 lighting and double glazing. Each unit has a kitchen on the ground floor and w.c. facilities on each floor including disabled access w.c. on the ground floor.

There is a private fenced and gated car park to the rear, accessed via the adjacent Macklin Street Surgery car park.

Accommodation

	Sq M	Sq Ft
Total	544.1	5,857

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. Prospective occupiers are advised to clarify their use with the planning department on 01332 640795.

Tenure

The premises are available on a new flexible term full repairing and insuring lease.

Business Rates

Units 2-4 have a combined rateable value of £47,575. Source VOA website

Price

Rental on application

VAT

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

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

A copy of the EPC is available on request

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