
Level 4 Victoria Chambers | London Road |
Derby | DE1 2PA

High quality City Centre office premises in an accessible location

388m² (4,176ft²)



- Prominent City Centre position
- Located opposite the Derbion Centre
- Intercom access and passenger lift
- Parking available
- Flexible lease terms



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To Let



The Property

The accommodation is situated on level 4 (third floor) and comprises office space finished to a high standard including gas fired central heating and perimeter data trunking. There is a shared entrance foyer off London Road with intercom access and passenger lift.

There is a kitchen and WC facilities.

Limited on-site parking may be available. There are a number of City centre public car parks in the vicinity.

Location

Victoria Chambers is a four storey building with retailers such as Argos and Wilko on the ground floor and offices above with a separate entrance foyer on to London Road. The property is situated opposite the Derbion Centre and close to the inner ring road at its junction with Traffic Street.

The property therefore has the benefit of all City Centre facilities, easy road access, and is within walking distance of the bus station and railway station.

Accommodation

The premises comprise the following approximate net internal floor area:

Description	m ²	ft ²
Third floor	388	4,176

Business Rates

We are informed that the property has a rateable value of:

£25,000

(The current small business multiplier for 2022/23 is 49.9p). However all interested parties are advised to make specific enquiries with the local billing authority.



Rent

The property is available to let on a new lease for a term to be agreed at a rent of:

£33,200 per annum.

Service Charge

A service charge is levied for common areas. Details upon application.

VAT

All figures quoted are exclusive of VAT, if applicable.

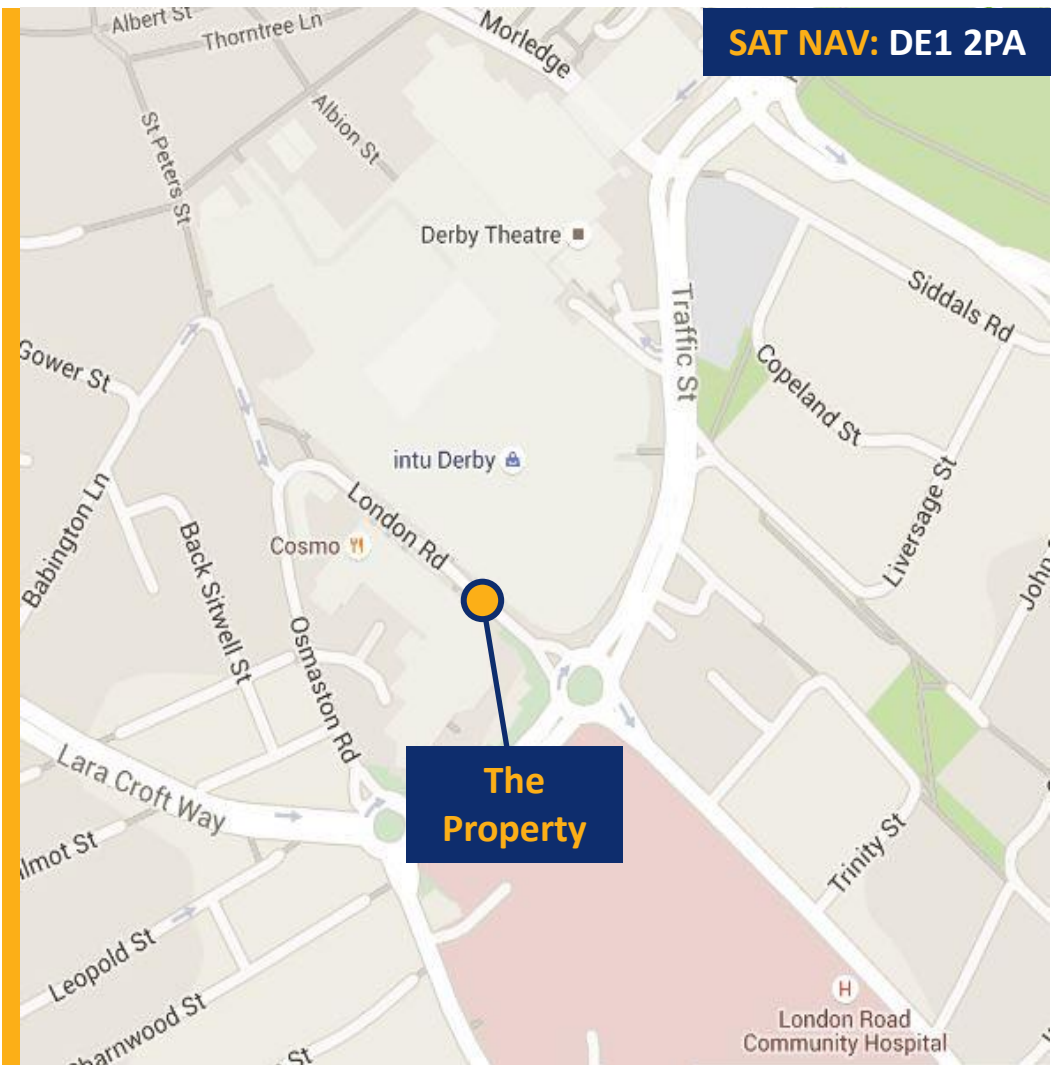
Planning

We understand the previous use was as offices. Interested parties are recommended to make their own enquiries with Derby City Council as to their proposed use.

Energy Performance Certificate

We note the property has an EPC rating of C (53).

SAT NAV: DE1 2PA



For further information or to arrange to view please contact:

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20/09/2022

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