

**BATEMAN
COURT
BATEMAN
STREET
DERBY**

TO LET

**HIGH QUALITY FULLY REFURBISHED OFFICE
SUITES**



- Ground floor office extending to 1,230 square feet (114 sq m)
- First floor serviced offices available from 91 square feet to 2435 square feet (8.46 – 226 sq m), either cellular or open plan
- Recently refurbished to high standard to include new suspended ceilings, category II lighting and male and female WC's – also carpeted and have heating.
 - Excellent location close to City Centre
 - On-site car parking
 - Available on New Lease

For further details please contact Hugh Broadbent at Chartex
Tel: 01773 599990 Fax: 01773 880828
Email: hugh@chartex.co.uk

LOCATION

Derby, with a population of some 233,000 is an important commercial and industrial centre located some 8 miles from Junctions 24 & 25 of the M1 motorway and 11 miles north-west of Nottingham East Midlands Airport. The property is situated in a prominently commercial location on a corner site at the junction with Bateman Street and London Road/Osborne Street about half a mile south-east of Derby City Centre and within easy reach of bus and rail links.

DESCRIPTION

The property is arranged on ground and first floors to provide an office building with 30 car spaces on a site area of 0.20 hectares (0.5 acres).

The available accommodation has recently been refurbished to include new suspended ceilings with Category II lighting and male and female toilets. The offices are also carpeted and have heating.

The offices available are as follows:

Ground floor

1,230 sq ft - £9,840 pax

First Floor

2,435 sq ft - £17,045 pax

First Floor (Serviced Office Area)

Suite 1 – 91 sq ft - £180 pcm

Suite 5 – 428 sq ft - £545 pcm

Car parking is also allocated to each suite.

TENURE

The offices are available on a new fully repairing and insuring lease for a term of years to be negotiated. The prices quoted for the first floor offices (serviced) include for service charge, electricity, and insurance charge, but is exclusive of business rates.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonably incurred legal costs in the preparation of the lease.

RATING

Interested parties should make their own enquiries with the Local Authority (Derby City Council).

VAT

All prices quoted are exclusive of VAT.

VIEWING

Strictly by appointment with Joint Agents Chartex.

Contact – Hugh Broadbent
Telephone - (01773) 599990

Subject to Contract



Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Chartex. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

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