

- ❖ **Well presented three storey offices prominently located in the centre of Derby**
- ❖ **The building extends to 1,675 sq ft (155.6 sq m) with parking**
- ❖ **Available to rent on flexible terms at a very competitive rent**

## 59 FRIAR GATE, DERBY DE1 1DF

The premises consist of a three storey office building, prominently positioned on Friar Gate, in the centre of Derby. The property has been maintained and refurbished to a good standard and is ideal for businesses requiring self-contained and practical accommodation. The premises are a mix of cellular and open plan accommodation as well as a ground floor reception area, plenty of storage, W.C.'s and kitchenette facilities.

The premises are located on Friar Gate, one of the major arterial routes in and out of Derby City Centre. Historically, the Friar Gate area has been home to many of the City's biggest professional service providers, including Solicitors, Architects and Accountants. Businesses in the area include Smith Cooper, the UNITE Union and HM Revenue & Customs. Friar Gate is accessed via the A52 which links Ashbourne and Nottingham through Derby City



Centre. The A38 towards Burton and Birmingham is also less than a mile away. The bottom end of Friar Gate has become, in recent years, Derby's main leisure and restaurant pitch. A number of popular bars and restaurants are within close walking distance.

## Accommodation

|              |            |               |
|--------------|------------|---------------|
| Ground Floor | 47.7 sq m  | (513 sq ft)   |
| First Floor  | 64.9 sq m  | (699 sq ft)   |
| Second Floor | 43 sq m    | (463 sq ft)   |
| Total        | 155.6 sq m | (1,675 sq ft) |

The buildings are measured on the net internal area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

## Description

The offices have been finished to a good standard and are ready for occupation. The building itself dates back to the 1790's and many of the period features have been retained and maintained. The ground floor is suitable for reception and waiting area with a kitchen and W.C. facilities also provided for. There are also plenty of storage solutions for filing.

Externally, there is a small private courtyard for seating and break-out, with a path providing access to Agard Street. Parking is also available with the building – please contact the Agent for more details.

## Business Rates and Outgoings

The current rateable values have been provided below – businesses are encouraged to contact Derby City Council about their Business Rates as they may be entitled for Small Business Rates relief.

**Rateable Value £10,400**

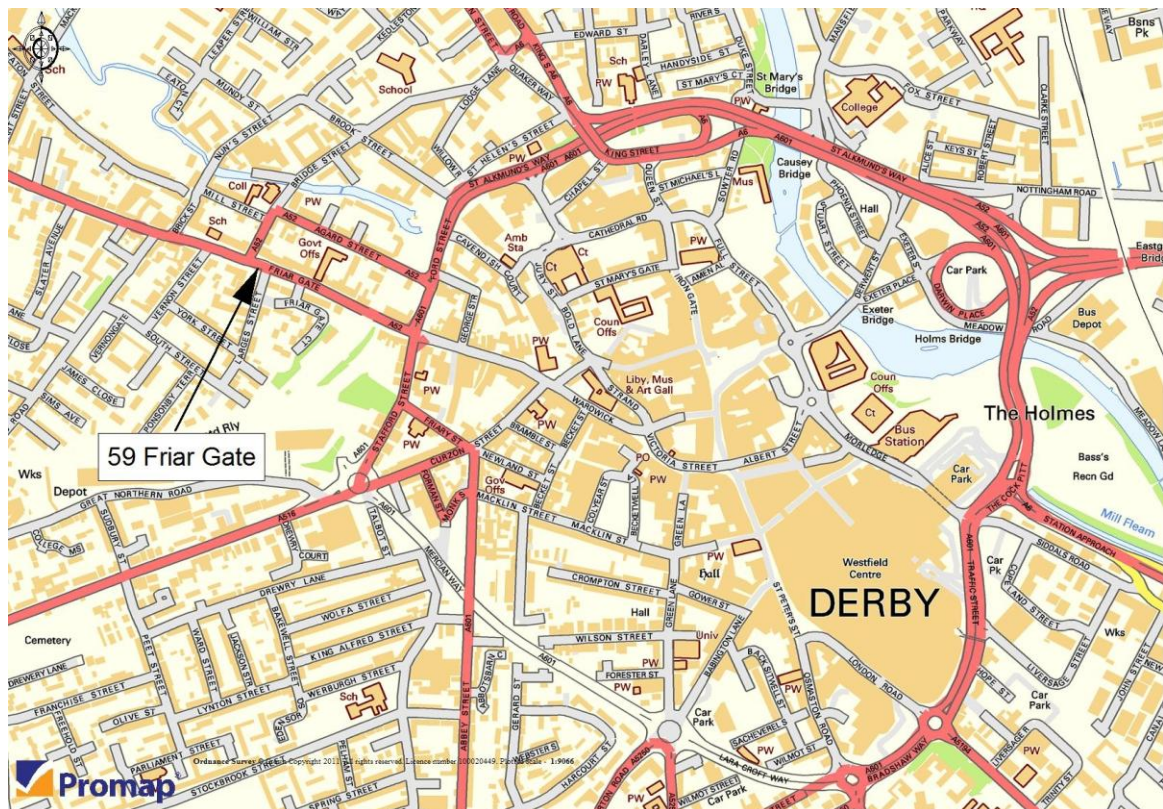
## Lease Terms and Outgoings

The property is available by way of a new lease on flexible terms with a guide rent of £13,000 pa exclusive.

## Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

Ben Wisher  
Tel: 01332 203377  
Mob: 07813 938759  
Email: [benwisher@rigbyandco.com](mailto:benwisher@rigbyandco.com)



6 Pride Point Drive, Pride Park, Derby, DE24 8BX.

Tel: **01332 203377**  
[www.rigbyandco.com](http://www.rigbyandco.com)

Misrepresentation Act – this brochure has been prepared for marketing purposes only. It is for guidance purposes and does not form part of any contract or lease. Interested parties must satisfy themselves on all aspects of the property and must not rely upon any of the statements contained herein. Rigby & Co have no authority to make or give any warranties to the premises. We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors at the earliest opportunity.