

- ❖ **Very modern office building, finished to a high standard in Derby City Centre**
- ❖ **Net Internal Area extending to 1,604 sq ft (149 sq m)**
- ❖ **Located just off the new Inner Ring Road extension**

Allied House, 24 Great Northern Road, Derby DE1 1LR



The premises consist of very modern and high quality office accommodation close to Derby City Centre. The property is located on Great Northern Road, which is home to a number of well-established businesses, as well as being very close to the new inner ring road extension opened in March 2011. Internally, the building has been furnished to a very high standard – a new central heating system has been installed, IT and Broadband cables are throughout via dado trunking, suspended ceilings with integrated lighting, intruder control entry system and fully serviced burglar alarm system. Externally, there are six car parking spaces demised with the building, however more may be available on request.

Great Northern Road is currently undergoing some major changes. Firstly, the inner ring road extension has made the area very accessible with particularly good access towards Westfield and the Nightingale Quarter. Furthermore, plans are currently in place to redevelop the Friar Gate Goods Yard on Great Northern Road into a major retail and residential scheme. Great Northern Road is also within a stone's throw of Friar Gate, Derby's main leisure district, and home to a number of professional services providers.

Description

Allied House has been finished to a very high standard and includes the following specifications:

- ❖ Gas central heating
- ❖ Suspended ceilings with integrated lighting
- ❖ CAT5 cabling throughout
- ❖ Intruder control entry system
- ❖ Burglar alarm system

The building also contains high quality contemporary office furniture which could be offered as part of the Lease.

Accommodation

Ground Floor	1,000 sq ft	(92.91 sq m)
First Floor	604 sq ft	(56.1 sq m)
Total NIA	1,604 sq ft	(149.01 sq m)

Business Rates and Outgoings

We understand the premises have a rateable value of £7,700. (This information is given for guidance purposes only and prospective occupiers are advised to undertake their own enquiries with Derby City Council as Small Business Rate Relief may apply).

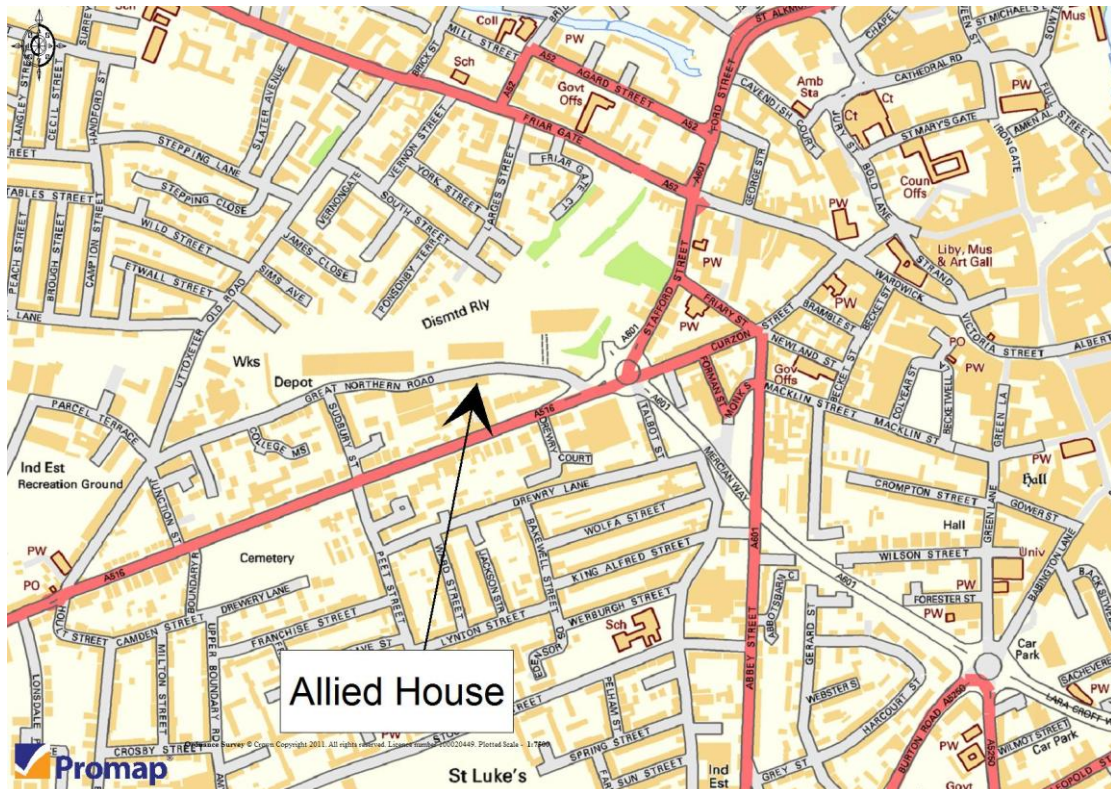
Lease Terms and Outgoings

The property is available by way of a new lease on full repairing and insuring terms with a guide rent of £16,000 per annum

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



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

Tel: 01332 203377
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.