



- ❖ Serviced office building with parking located in the heart of Derby City Centre
- ❖ Suites from 135 sq ft to 1,410 sq ft (12.54 sq m– 130.99 sq m) on flexible leases
- ❖ Within walking distance of both Westfield Derby and the Cathedral Quarter

THE OLD COURT HOUSE, 18-22 ST PETER'S CHURCHYARD, DERBY DE1 1NN



The Old Court House on St Peter's Churchyard consists of a range of office suites and accommodation finished to a very good standard. The building can easily cater for a range of requirements from one to two man offices all the way up to the former Court Room which can comfortably fit 15 to 18 people.

The building is located on St Peter's Churchyard, just off St Peter's Street which links Westfield Derby with the Cathedral Quarter in the City Centre. Derby City Centre is seeing something of a renaissance at present, following the opening of Westfield in 2007 in conjunction with the announcement of a £10M Regeneration Fund for the City Centre of which most will be going into the Cathedral Quarter.

The building is a protected Grade 2 Listed site, retaining many of the original features, and split into around 40 offices in total. Businesses already in the property include Solicitors, Financial Advisors and Business Consultants.

Accommodation

All the suites have been finished to a very high standard, whilst at the same time maintaining many of the original features, dating back to the 19th Century. Some of the features that are in place include:

- ❖ High tech access door entry system
- ❖ Heating, lighting and electricity
- ❖ 24 Hour access
- ❖ Kitchen and toilet facilities
- ❖ Phone lines and broadband

Business Rates and Outgoings

Prospective tenants are encouraged to make their own enquiries with Derby City Council regarding Business Rates as they may be entitled to Small Business Rate relief.

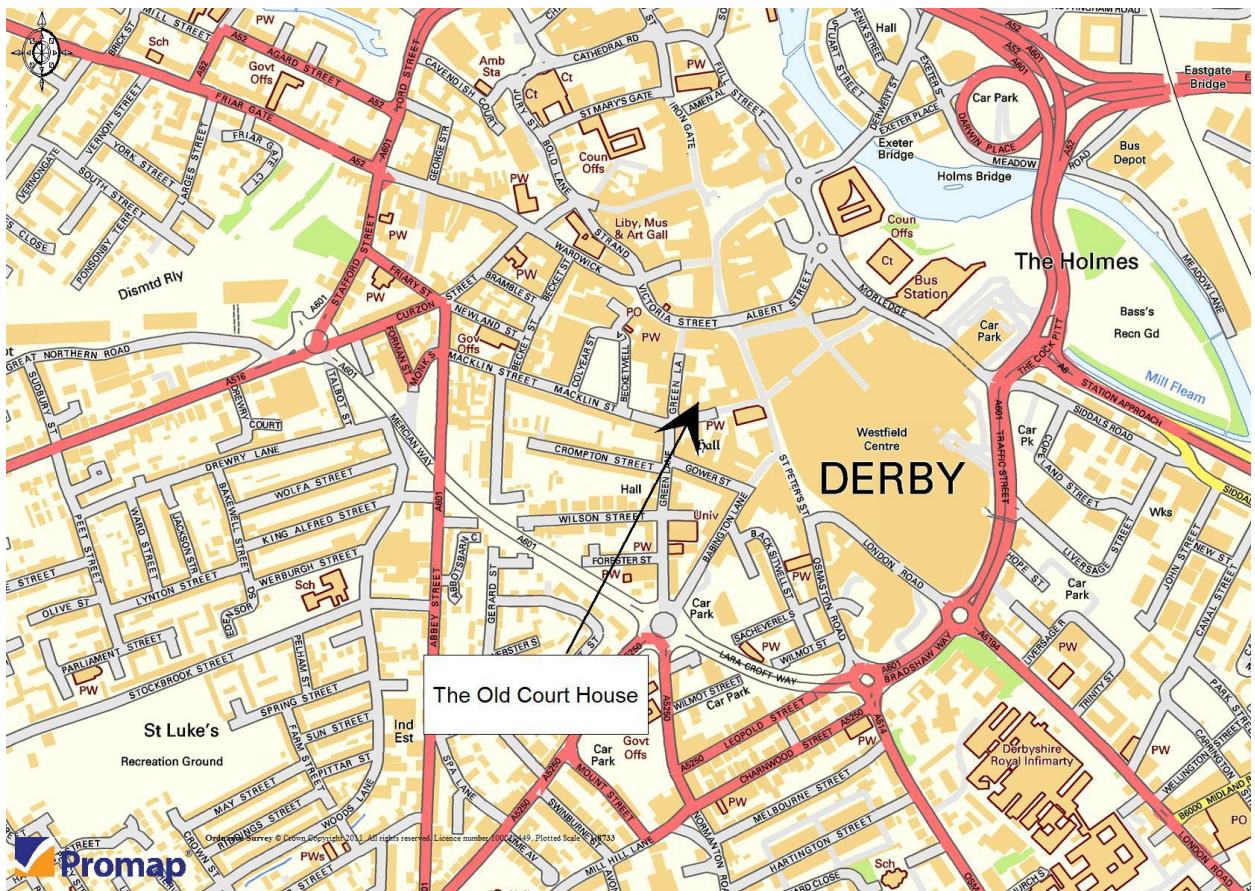
Lease Terms and Outgoings

All the suites are available on flexible terms with a minimum of six months commitment, followed by rolling monthly notice periods thereafter. Rental packages start from £12 psf which also includes all bills, building maintenance and insurance, cleaning of the communal areas and refuse collection. Parking is available but by way of a separate agreement.

Contact Details

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

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