



Rigby & Co
commercial property

01332 203377

www.rigbyandco.com

From 4,164 – 8,329 sq ft (387-774 sq m) very high quality second and third floor offices

Very prominently located, adjacent to Westfield, Derby

Contract car parking available within shopping centre

Floors 2 and 3, Victoria Chambers, London Road, Derby



Until recently these high quality offices have been occupied by Westfield who chose the facility as their Derby Headquarters from which they planned the successful delivery of their new £340m retail and leisure development. The property is therefore immediately adjacent to an expansive range of shopping, entertainment and food and drink facilities.

The building sits adjacent to Derby's Inner Ring Road providing good road connectivity both around and from Derby city centre, linking well with the outer ring

road and beyond. Access to the site by public transport is very good with Derby Midland Railway Station being approximately 10 minutes walking distance from the offices.

The internal specification is very high and offers a very flexible internal arrangement floor by floor to suit a range of businesses seeking open plan space together with some "partitioned" areas. The building benefits from CAT5 cabling, shortly to be re-carpeted and redecorated throughout.

Accommodation

Ground floor access is controlled through security intercom and access then to Floors 2 and 3 available through a well lit stairwell and also via a six person passenger lift.

Each floor has its own WC accommodation with a kitchen in place on Floor 2 and with the ability to put additional kitchen facilities in within Floor 3 if required.

Floor by floor the accommodation breaks down to:-

Floor 2 4,164 square feet (387 square metres)

Floor 3 4,164 square feet (387 square metres)

Total 8,329 square feet (774 square metres)

Car Parking

The building is well served by public car parking within the immediate vicinity. In addition, Westfield Derby will offer contract car parking to occupiers on a flexible term basis. Spaces are available both within the basement and roof top car parks.

Costs

Each party will be responsible for their own legal and professional costs incurred in the transaction.

Lease Terms and Outgoings

The accommodation is available either floor by floor or in its entirety by way of a new flexible term lease incorporating five yearly upward only rent reviews. The tenant will be responsible for the condition and repair of the interior with the tenant paying a contribution towards the maintenance and upkeep of the exterior of the building.

Business Rates

We understand the premises are not as yet assessed for non-domestic rates. (This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with Derby City Council – 01332 255288).

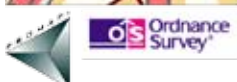
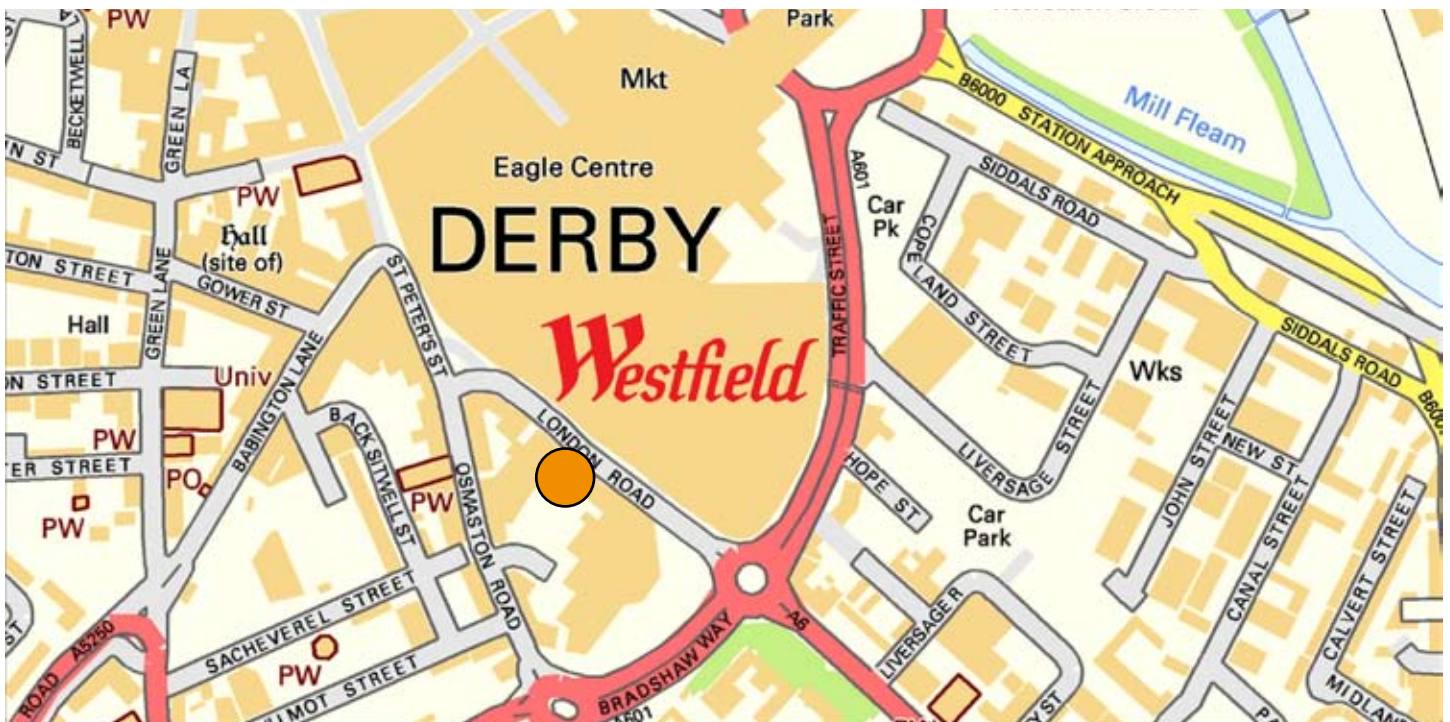
Costs

The total rental will be £70,000 pax or £35,000 floor by floor.

Contact Details

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

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