



**Gleneagles House, Vernon Gate, Derby, East Midlands DE1 1UP**

**OFFICES**

- ▶ **Self-contained office suite of 1,250 sq ft**
- ▶ **Modern courtyard development**
- ▶ **7 On-site parking spaces**
- ▶ **Close to inner ring road**

For enquiries and viewings please contact:



**Debbie Thompson**  
07974 663063  
[dthompson@innes-england.com](mailto:dthompson@innes-england.com)



**Nick Hosking**  
07855 423458  
[nhosking@innes-england.com](mailto:nhosking@innes-england.com)

### Location

The Vernon Gate development is located within the Friar Gate Conservation Area and popular commercial and professional district on the edge of the city centre, close to the ring roads and A38/A52 network. The development offers modern offices within a Georgian style courtyard, behind the Grade II Listed facade of the former 19th Century County Gaol.

### Description

The property is a multi-let three storey office building of steel frame construction with blockwork walls under a pitched slate roof, with brick clad elevations and softwood double glazed windows.

A self-contained first floor office suite, benefiting from suspended ceilings with Category 2 lighting, perimeter data trunking and floor data boxes, open plan office area, boardroom. There are wall mounted air conditioning units.

There are 7 on-site parking spaces available.

### Accommodation

	Sq M	Sq Ft
First Floor Suite	116.1	1,250
<b>Total</b>	<b>116.1</b>	<b>1,250</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

### Planning

The premises have consent for office use falling within Class E(g)(i) of the Use Classes Order 1987 (as amended). Interested parties are advised to clarify their own use direct with the local planning department on 01332 640795.

### Tenure

The premises are available on a new full repairing and insuring lease via a service charge, for a term to be agreed.

### Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £11,000. From 1st April 2023, the rateable value will be £10,500. Source: VOA

### Rent

Rental £12.50 per sq ft exclusive of service charge, business rates and VAT. The rental is payable quarterly in advance.

### Service Charge

There is a service charge to cover the tenants contribution towards external repairs, upkeep of common internal/external areas, waste removal and water rates. Full details on request.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: C (63) and is valid until 4 September 2032

### Viewings

Viewings are by appointment with Innes England.

Date Produced: 10-Sep-2025



