



Location

Silver Road is a convenient location, situated just off Barrack Street, part of the inner ring road, on the north side of the city centre. It lies close to the Whitefriars office area which includes Birketts and Mills & Reeve. Other office occupiers in the immediate vicinity include QD Stores and Nightingale Homecare. The city centre and railway station are easily accessible.

Description

The premises comprises a modern, self contained two storey building with brick elevations and a pitch tiled roof on a prominent position fronting Silver Road. It has the following specification and features:

- Perimeter trunking to part
- Carpeted floors
- Strip lighting
- Gas fired radiator heating
- UPVC double glazed windows
- Male and Female WC's on the first floor
- Ground floor disabled WC
- Ground floor kitchen / staff room
- 8 parking spaces in the rear car park

Rent

£18,500 per annum exclusive

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Accommodation

The building has the following approximate net internal areas:

- Ground floor
- Office 1: 207 sq ft (19.2 sq m)
- Office 2: 242 sq ft (22.5 sq m)
- Office 3: 121 sq ft (11.2 sq m)
- Kitchen: 110 sq ft (10.2 sq m)
- First floor
- Office 4: 155 sq ft (14.4 sq m)
- Office 5: 137 sq ft (12.7 sq m)
- Office 6: 152 sq ft (14.1 sq m)
- Office 7: 136 sq ft (12.6 sq m)
- Store: 50 sq ft (4.6 sq m)

Total: 1,310 sq ft (121.7 sq m)

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (69). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £17,000. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



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- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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