

# RIDLEYTHAW



## TO LET

FLEXIBLE OFFICE ACCOMMODATION  
Suite D - 1,230 sq.ft

Bateman Court  
Bateman Street  
Derby  
DE23 8JL

- Flexible short form leases
- On-site parking
- Recently refurbished

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# RIDLEYTHAW

## Location

Derby, with a population of some 233,000, is an important commercial and industrial centre located some 8 mile from Junctions 24 & 25 of the M1 motorway and 11 miles north-west of Nottingham East Midlands Airport. The property is situated in a predominantly commercial location on a corner site at the junction with Bateman Street and London Road/ Osborne Street about half a mile south-east of Derby City Centre.

## Description

The property is arranged on ground and first floor to provide an office building with 30 car spaces on a site area of 0.20 hectares (0.5acres). The available accommodation has been recently refurbished to include new suspended ceilings with Category I Lighting and male and female WCs.

## Accommodation

Suite D                    1,230 sq.ft            (114.27 sq.m)

Please note:- All floor areas are measured on a net internal basis (NIA) in accordance with the RICS code of measuring practice 6th Edition.

## Tenure

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

## Rent

Rent information is available on application.

## VAT

All figures are exclusive of, but may be subject to VAT.

## Viewing/ further information Please contact:

Eve Tabner Fisher at Ridley Thaw

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