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## Darley Abbey Stables Abbey Yard, Derby DE22 1DS



All enquiries / viewing requests  
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A Wilmot House  
St James' Court  
Derby DE1 1BT

- Grade II Listed former stables and bakehouse
- Full restoration now complete to provide office and workspace finished to a high specification
- Suites with individual unique character available from from 301 – 1,130 sq ft
- Attractive location on the edge of Darley Park
- On-site car parking





**Location**

Darley Abbey Stables and Bakehouse are situated within an attractive courtyard at the northern end of Darley Park, accessed from Darley Abbey village by New Road and Abbey Yard.

Edge of Derby location within close proximity to the A38/A6

**Description**

Darley Abbey Stables is a Grade II Listed former stable block and neighbouring bakehouse, which has recently undergone a full renovation and refurbishment to provide 8 offices/workspaces set around a an attractive courtyard, with direct access into Darley Park.

The renovation has been undertaken to a very high standard with an emphasis on being sympathetic to the original nature and character of the buildings, with many of the original features having been restored and enhanced.

Each room offers has a unique and individual feel with exposed beams and brickwork along with new lime plastered and painted walls and benefit from Category2 lighting and carpeting, providing a modern and comfortable working environment.

New shared kitchens and w.c. facilities have been installed in each building with some rooms having their own kitchenette facilities.

Externally there is parking within the courtyard as well as a separate car park to the side of the building.

All the amenities of Darley Park can be directly accessed from the courtyard with double doors

leading onto the Darley Park café and terrace.

**Accommodation**

	m <sup>2</sup>	sq ft
Stable Block		
Ground Floor Suite 3	105.0	1,130
Stable Block		
First Floor Suite 5	100.0	1,076
Bakehouse B1	32.0	344
Bakehouse B2	28.0	301
Bakehouse B3	19.0	204

(Measurements are quoted on a Net Internal basis, in accordance with the RICS Code of Measuring Practice.)

Existing occupiers include a Pilates Studio, sports injury practice and surveyor/research company.

**Planning**

The premises have Class B1 Office/D2 use under the Use Classes Order 1987. Enquiries should be directed to the local planning department on 01332 640795.

**Tenure**

Suites are available on new flexible term leases.

**Rental/Service Charge**

Full details of the rental and service charge are available on request.

**Rates**

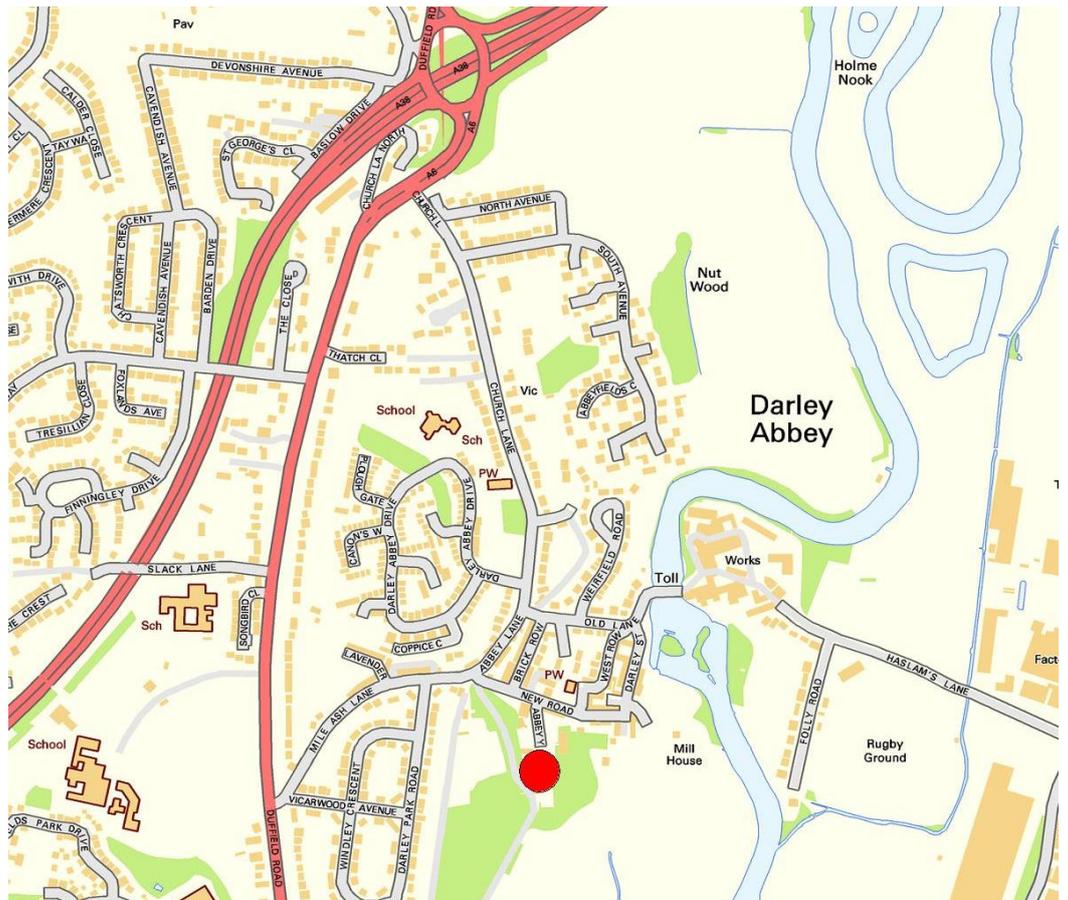
The tenant will be responsible for business rates which are yet to be assessed.

**Value added tax**

All sums quoted exclusive of VAT if applicable.

**Legal Costs**

The tenant to be responsible for landlord's reasonable legal costs in preparation of the lease.



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