

LARGE OFFICE, TO LET

307 THE OLD COURTHOUSE, 18-22 ST. PETERS CHURCHYARD

Derby, DE1 1NN



KEY FEATURES

- Rent: £2,000 per month
- 1,410 Sq Ft (130.99 Sq M)
- 6 Parking Spaces included
- Additional parking available £50 pcm per space
- ON site conference and meeting facilities
- Waiting area potentially available subject to use
- Derby city centre location
- Spacious building with communal break areas and informal meeting space

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01332 840 328
derbyshire@omeeto.co.uk

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LOCATION

The Old Courthouse is located on St Peter's Churchyard just off St Peters Street which is a main street linking the Derbion Shopping Centre and the Cathedral Quarter.

All city centre amenities are within easy reach including the bus station which is just 0.2 miles (0.3 km) walk east.

DESCRIPTION

Refurbished serviced office. With 6 parking spaces. Bills included. Can be furnished; desks, chairs, pedestals. Suitable for range of uses (that do not cause disturbance to others). Established business centre with shared break areas, kitchens, WC's and bookable conference and meeting rooms.

24hr access. Office 307 is located on the first floor - no lift. The building has an intercom entry system with fob control. The building is covered by CCTV.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA), measured in accordance with the RICS Code of Measuring Practice.

FLOOR	Sq Ft	Sq M
TOTAL	1,410	130.99

PLANNING

We believe the property now falls under Class E (Commercial, Business and Services) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property may be suitable for a range of professional uses. All parties should confirm the planning position with the relevant Local Authority. The property is Grade II listed reference ID: BF109871/1.

RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Rateable Value: £12,750

TENURE

Minimum lease term of 12 months, but this is negotiable and concessions may be given for longer leases.

Rent includes; heating, electric, building insurance, water (in shared space), gas, waste disposal (of general office waste only), maintenance (interior and exterior), cleaning of common areas.

Incoming tenants are responsible for sorting their own phone & broadband and any business rates (if applicable). The landlord can provide telecoms at an additional cost to be quoted based on requirements. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RENT

The premises is available to rent for £2,000 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

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VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded square background.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

22-Apr-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

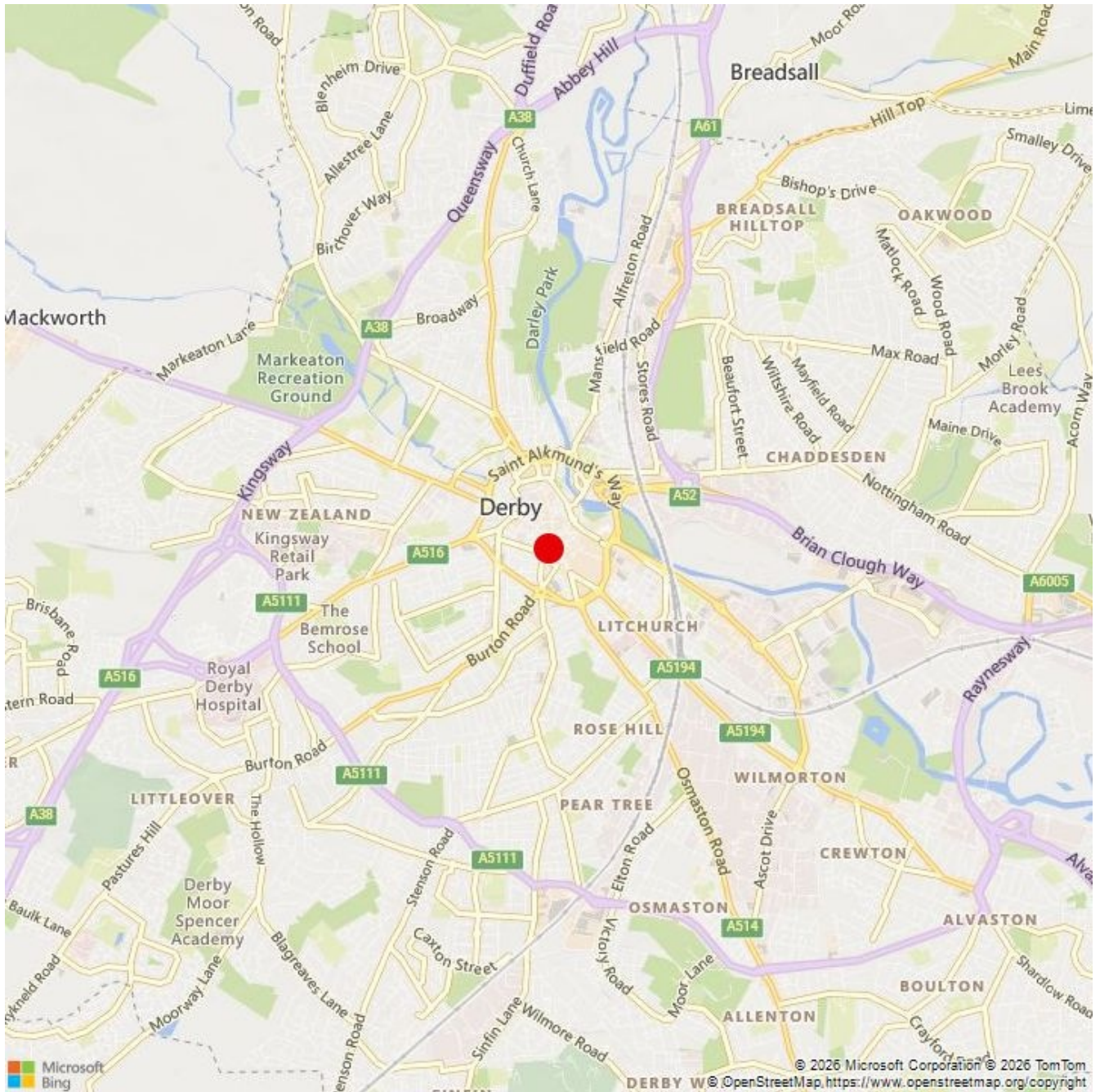
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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