

OFFICE, TO LET

OFFICE 1, 57 ASHBOURNE ROAD

Derby, DE22 3FS



KEY FEATURES

- Rent: £14,220 per annum
- 474 Sq Ft (44.03 Sq M)
- Newly refurbished offices
- Bills included
- Easy in, Easy out
- City Centre location
- On-site deli cafe
- On site Parking and EV charging available

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01332 840 328
derbyshire@omeeto.co.uk

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LOCATION

57 Ashbourne Road sits on the periphery of Derby city centre, fronting the A52; a main arterial route with excellent access to the inner and outer ring roads. The location offers a convenient balance of city-centre proximity, and is within easy walking distance of a range of restaurants, bars and contract car parks.

DESCRIPTION

Newly refurbished, well presented first floor office. Bills included. Easy in, easy out agreement.

The office benefits from intercom entry, wall mounted heaters, LED lighting and a good distribution of power and data points. Optional furniture is available (1 desk, 1 chair and 1 pedestal per person). Shared kitchen and WC facilities are provided, and there is an on-site deli café.

Externally there is a small enclosed courtyard with parking (additional cost of £60 per month) with EV charging available.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice. Areas have been provided by the client and should be confirmed.

FLOOR	Sq Ft	Sq M
TOTAL	474	44.03

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

TENURE

The offices are available to let by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes: business rates, internet, electric, water (shared WCs & kitchen), heating, waste disposal (of general office waste only), maintenance (common area and exterior) and cleaning.

The building benefits from Virgin Media Business Voom Gig1 Fibre Broadband, providing up to 1 Gbps (1,000 Mbps) download and 100 Mbps upload speeds. High-speed Wi-Fi is available throughout the building, with connectivity suitable for video conferencing, cloud-based applications, VoIP telephony and other business-critical operations. Incoming tenants are to arrange their own telephone. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

Car parking is available on a licence at £60 per month per space for use during working hours (Monday - Friday).

RENT

The premises is available to rent for £14,220 per annum.

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 consists of a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

17-Aug-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

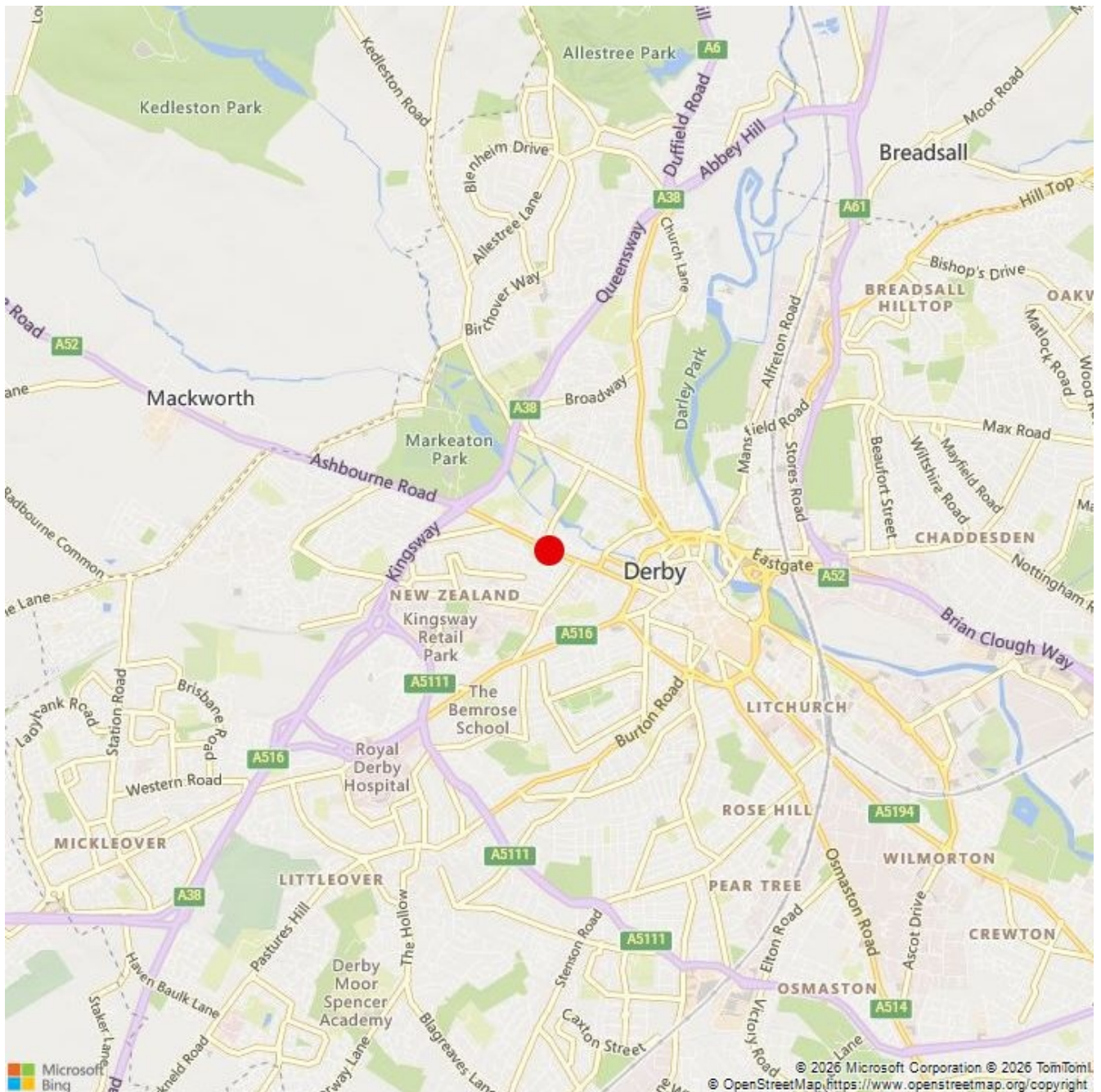
IMPORTANT NOTICE

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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