

OFFICE, TO LET

7 OAKLANDS BUSINESS CENTRE, 103 DUFFIELD ROAD

Darley Abbey, Derby, DE22 1AE



KEY FEATURES

- Rent: £1,335 per month
- 455 Sq Ft (42.27 Sq M)
- Inclusive rental
- Superbly finished
- Impressive boardroom & kitchen facilities
- Shower & WCs
- On-site parking with EV charging points
- Fob & intercom entry

OMEETO DERBYSHIRE

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TO LET - OFFICE

LOCATION

Duffield Road (A6) is a popular mixed-use area in Derby, just 0.5 miles north of the city centre. 7 Oaklands Business Centre sits in an attractive period building with excellent public transport links (bus stop directly outside) and quick access to the A38 and M1 at Junction 28. This makes it ideal for businesses wanting city-centre convenience without the queues of traffic.

DESCRIPTION

Superbly finished first-floor offices (two rooms) in a stunning period building. Available to rent on an easy in, easy out terms with an inclusive rent that covers water, gas, electricity, internet, waste disposal, maintenance, and cleaning of common areas. The building also provides excellent shared facilities including an impressive boardroom, kitchen, shower, and WCs. On-site parking is available with EV charging points.

The office benefits from fob entry, intercom, CCTV, and alarm system for added security. A high-quality office opportunity for those searching for offices to rent in Darley Abbey, all-inclusive office space in Derby, or flexible city centre offices with parking and EV charging. Contact OMEETO today to arrange a viewing.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	455	42.27

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 subject to a range of professional office uses STP. All parties should confirm the planning position with the relevant Local Authority.

RATING

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

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

Rateable Value: £4,400

TENURE

Office for rent by way of a easy in, easy out licence. Minimum term of 1 year.

Rent includes; water, gas, waste disposal (of general office waste only), maintenance (interior and exterior), cleaning of common areas and internet.

Incoming tenants are to arrange their own telephones and are responsible for payment of any business rates (if applicable). 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 £1,335 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

18-Jun-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

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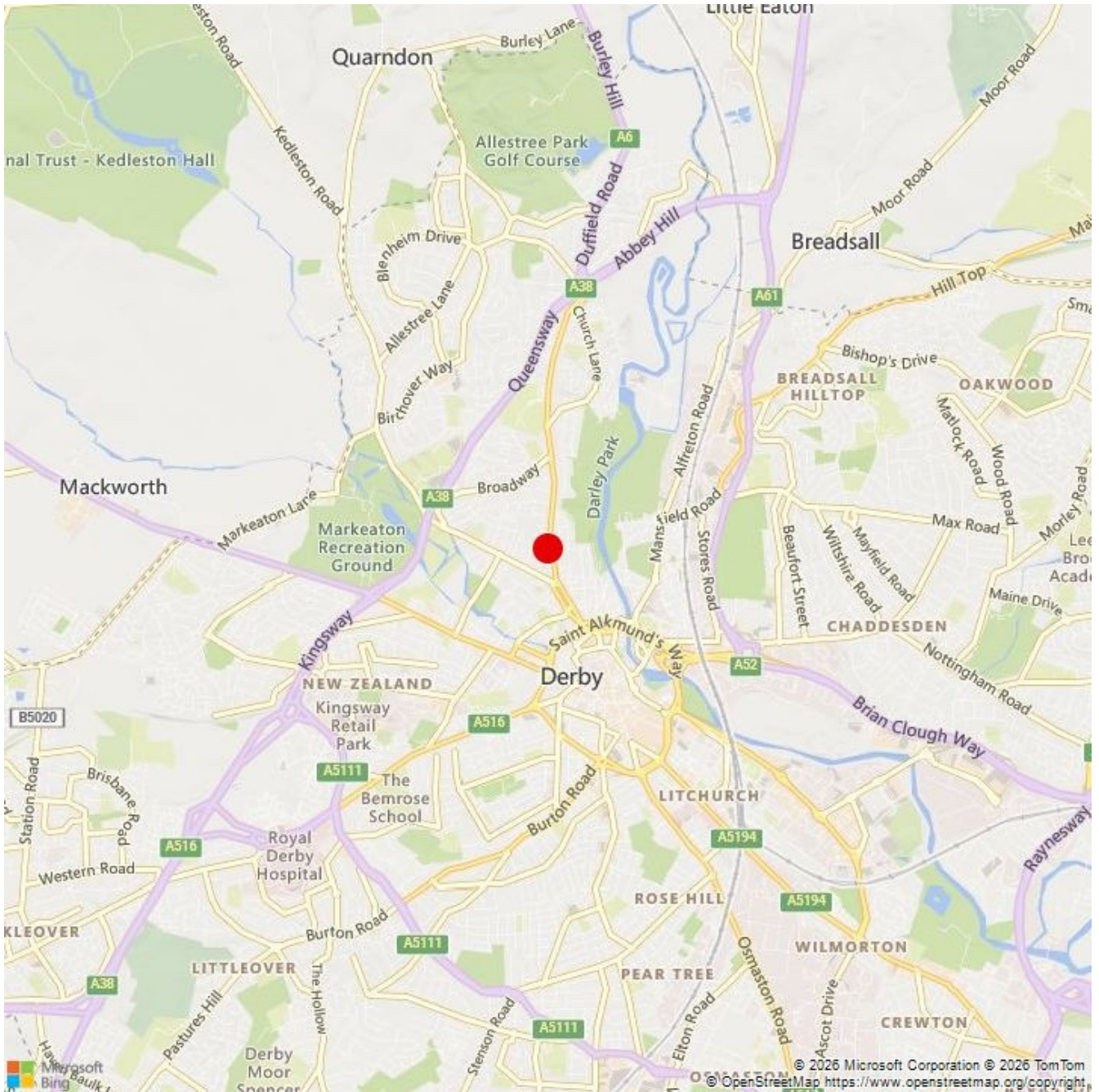
IMPORTANT NOTICE

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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