

OFFICE SUITE, TO LET

11 DERWENT BUSINESS CENTRE, CLARKE STREET

Derby, DE1 2BU



KEY FEATURES

- Rent: £962.40 per month
- 642 Sq Ft (59.64 Sq M)
- Suite within Business Centre
- Suitable for a variety of uses
- On-site parking, 2 allocated spaces + visitors
- Bookable meeting room, break out space & kitchen
- 24/7 access

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LOCATION

Derwent Business Centre is a former Victorian railway bonded warehouse. The offices are located in Derby, just 0.5 miles out of the City Centre.

Derwent Business Centre is located on Clarke Street which provides ample on-street free parking. The offices are in a great position near Pentagon Island, providing excellent commuter links with access to the A52, A61, A601 and Nottingham Road. Good public transport links are available with Derby Bus Station within 1 mile.

Nearby occupiers include The Exeter Arms, Nuffield Health Gym, Derbyshire Constabulary Divisional Headquarters and other local independent operators.

What 3 Words Location: puzzle.this.remedy

DESCRIPTION

Ground Floor Suite in Business Centre 0.5 miles from Derby City Centre. Suitable for a variety of uses. Allocated on-site parking. The building benefits from reception, shared break out areas, bookable conference rooms and shared WCs. High tech internet, telecoms system and CCTV. 24/7 fob access. Fully accessible, with passenger lift and ramps. Well behaved pets accepted.

The site has parking for 125 vehicles. This office suite has 2 designated parking spaces and a visitor car park.

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	642	59.64

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.

SERVICES

All mains services are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

Broadband prices from £19.50 + VAT per month for 5MB.
Handsets available from £25 + VAT per month.

TENURE

The office is available to let by way of a easy in, easy out lease. Minimum term of 1 year. All mains services are connected to the property. Included in the rent is: water (shared WCs/Kitchen), gas (shared kitchen), 5hrs free meeting room usage per week, one free onsite parking. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

Excluded and responsible of the new tenant: Electric, telephones, Internet (5Mbps included, anything more is chargeable) with a one-off £75 + VAT fee to set up, business rates if applicable, signage (if required), additional use of the meeting room at £12.50 + VAT per hour.

RENT

The premises is available to rent for £962.40 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

E (104)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. 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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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

13-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

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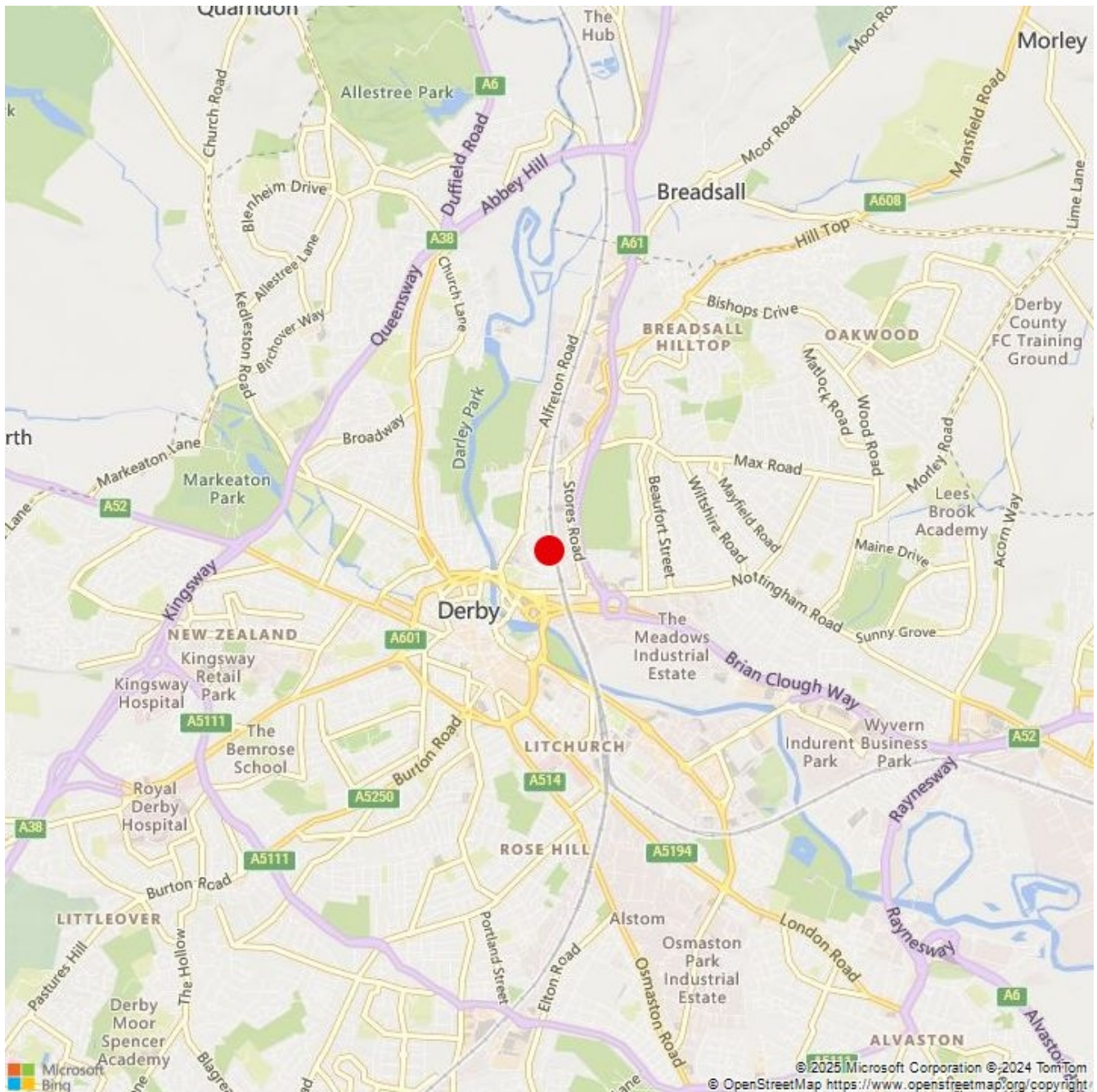
IMPORTANT NOTICE

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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