

17 DERWENT BUSINESS CENTRE, CLARKE STREET

Derby, DE1 2BU



KEY FEATURES

- Rent: £1,236 per month
- 742 Sq Ft (68.93 Sq M)
- Several connected ground floor rooms
- 3 parking spaces and visitor car park
- 24/7 fob access
- 0.5 miles from Derby city centre
- Break out areas and bookable conference rooms
- Suitable for a variety of uses STP

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO

TO LET - OFFICES

LOCATION

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

The offices are located on Clarke Street which provides ample on-street free parking. The Business Centre is 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 pub, Nuffield Health Gym, Derbyshire Constabulary Divisional Headquarters and other local independent operators.

What 3 Words Location: junior.using.coins

DESCRIPTION

Beauty Salon with 4 treatment rooms. Fitted out to a good standard ready for occupier fit out. Reception / Waiting area. Immediately available. Alternatively suitable for a variety of uses. The building benefits from break out areas, manned reception, bookable conference rooms, shared WC facilities, high tech internet, CCTV and 24/7 fob access. Well behaved pets accepted.

The site has parking for 125 vehicles. This suite has 3 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	742	68.93

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.

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 100% rates relief.

Rateable Value: £5,200

TENURE

Office for rent by way of an easy in, easy out lease. Minimum term 1 year.

RENT

The premises is available to rent for £1,236 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 the OMEETO website 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.

OMEETO DERBYSHIRE

01332 840 328

derbyshire@omeeto.co.uk

omeeto.co.uk



OMEETO

TO LET - OFFICES

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

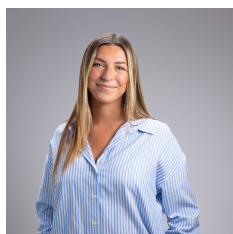
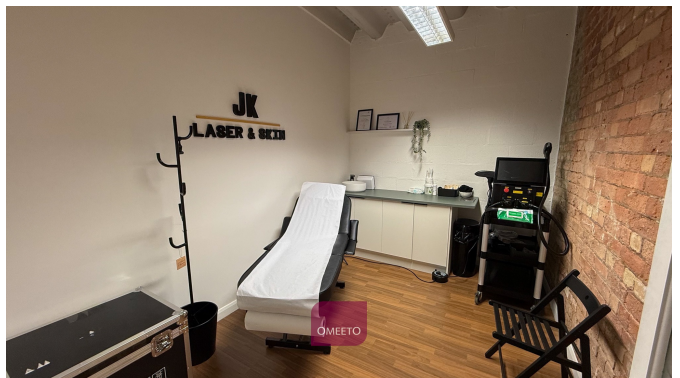
01-Jun-2026

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

Ruby Scott-Mullen

01332840328

07398390967

rubysm@omeeto.co.uk

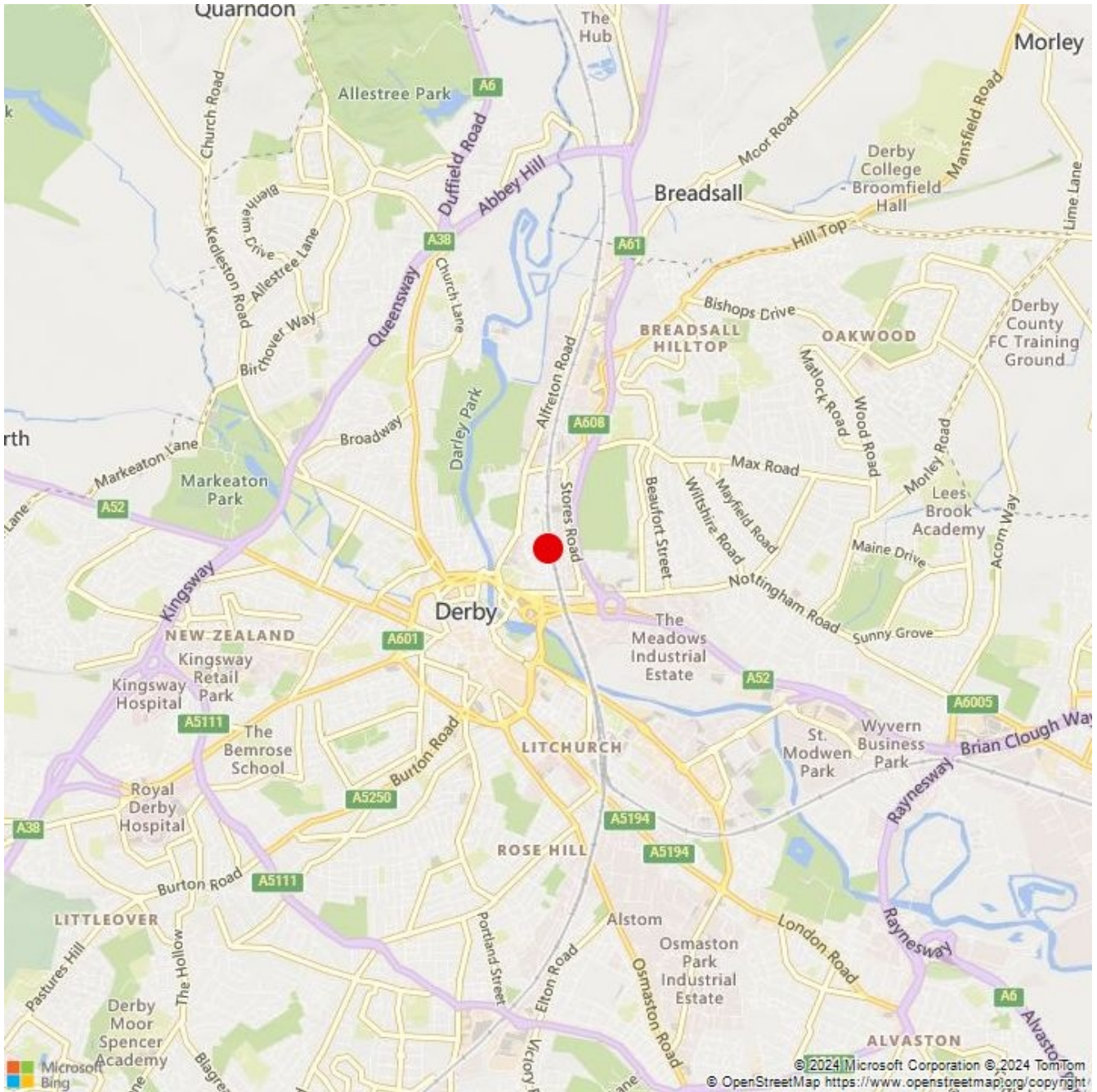
IMPORTANT NOTICE

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.

OMEETO

TO LET - OFFICES



OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO