

OFFICE, TO LET

# 17 BRUNEL PARKWAY

Pride Park, Derby, DE24 8HR



## KEY FEATURES

- Rent: £26,000 per annum
- 2,030 Sq Ft (188.59 Sq M)
- 6 designated car parking spaces with overspill
- Fully Air Con; combined Heat/Cooling System
- Perimeter Trunking for phones & data
- Accessible WC on ground floor
- Excellent public transport links
- Approximately 1 mile from Derby City Centre

## OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

[omeeto.co.uk](http://omeeto.co.uk)

OMEETO

## TO LET - OFFICE

---

### LOCATION

Pride Park is located approx 1 mile from Derby City Centre and is generally regarded as a principle location for businesses.

The property benefits from excellent commuter and public transport links with Derby train station situated just 0.6 miles and Derby bus station 1.2 miles to the north west. The property has excellent access to the A38/A50 and the A52 which provides direct access to J25 of the M1 which lies just 7.0 miles to the east.

### DESCRIPTION

Quality, refurbished, open plan offices with air con, LED lighting and 6 designated parking spaces.

Internally, the accommodation provides a ground floor entrance lobby, with accessible WC, providing access to an open plan office with meeting room, kitchenette facilities and an under-stairs store/service cupboard. The first floor provides a further office and a WC.

### 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
Ground Floor	1,008	93.64
First Floor	1,022	94.94
<b>TOTAL</b>	<b>2,030</b>	<b>188.59</b>

### 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 uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services with the exception of gas 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.

### RATING

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

**Rateable Value:** £25,250

**Rates Payable:** £12,599.75

### SERVICE CHARGE

The tenant shall pay a fair and reasonable contribution towards the estate service charge.

### TENURE

Office to let by way of a new lease for a term of years to be agreed.

### RENT

The premises is available to rent for £26,000 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

### EPC

D (85)

### VIEWING

Please check our website for 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](http://omeeto.co.uk)

The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

## TO LET - OFFICE

---

### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

24-Nov-2025

### 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

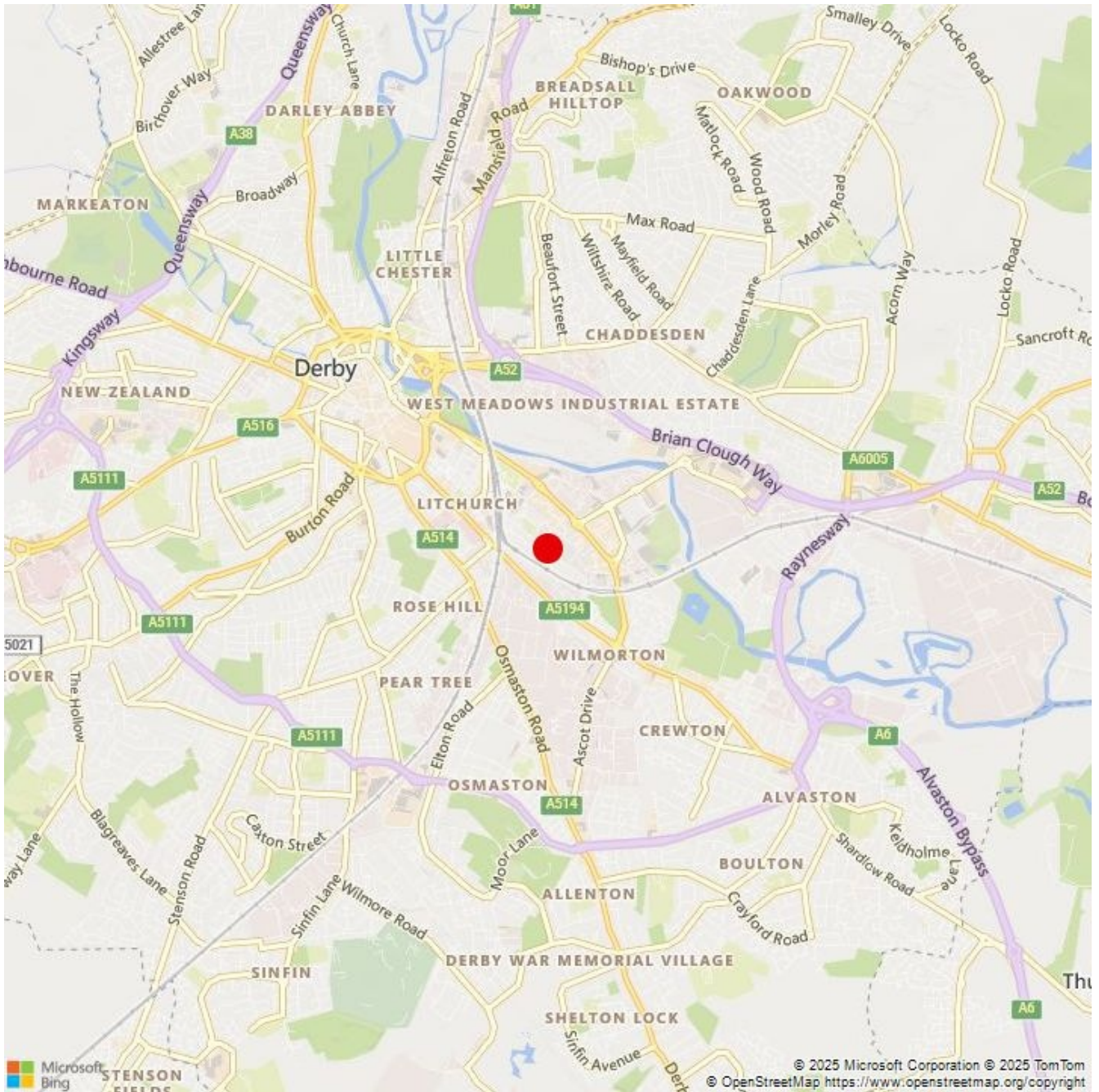
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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.



OMEETO

## TO LET - OFFICE



## OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO