

13-19

DERBY ROAD

NOTTINGHAM | NG1 5AA

2nd + 3rd floor office suites

From 2,334 sq.ft
to 4,885 sq.ft

(217.06 sq.m to 454.30 sq.m)

- Prime office location in Nottingham City Centre
- Self contained modern open plan suites
- Superb opportunity

TO LET





LOCATION

13-19 Derby Road is a prominently located property, within a sought after Business District of Nottingham City Centre.

This central location allows the property to enjoy access to the City's range of amenities including retail, restaurant, bars and theatres.

The premises are situated just off one of the City's main highways Maid Marian Way benefitting from excellent vehicular, pedestrian and public transport links which run from the main hubs in proximity.

Only a 15 minute walk away from Nottingham Railway Station.



 [Click here](#) for Google Maps link

 [twigs.angel.behave](https://www.twigs.angel.behave)

DESCRIPTION

Derby Road offers prime office accommodation in Nottingham City Centre, providing modern and flexible open-plan workspace, perfect for a headquarters building.

The offices have been completely refurbished to a high specification to include:



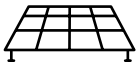
Each suite is fully self contained



Lift access to all floors



LED lighting



Full access raised floors



Comfort cooling



Suspended ceilings



Air conditioning



Kitchen and WC facilities

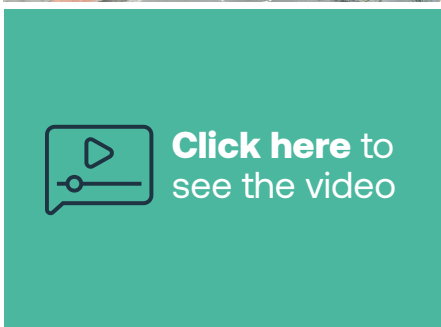


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ACCOMMODATION

Floor	SQ.FT	SQ.M
Second Floor	2,551	237
Third Floor	2,334	217
Total	4,885	454





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FURTHER INFORMATION

TENURE

Each suite is available on a new sublease the length of which is open to negotiation. Subleases are excluded from Landlord & Tenant Act protection.

RENT

Second Floor £51,000pa

Third Floor £46,680pa

Rents are paid quarterly in advance.

RATES

Local authority Nottingham City Council, Rateable Value from 01 April 2023 £132,000. Each floor will be separately assessed.

SERVICE CHARGE

A service charge will be put in place to cover external building repairs, common area decoration, cleaning and maintenance. Each floor will contribute 25% towards the total cost.

VAT

VAT is applicable to the rent and service charge at the prevailing rate.

PLANNING

The property has consent for office use in accordance with Use Class E of the Town & Country Use Classes Order effective 01/09/2020.

EPC

The building has an EPC rating in Band C until March 2031.

LEGAL COSTS

Each party to the transaction will bear their own legal costs.

2nd + 3rd
floor office suites

CONTACT

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. September 2026

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