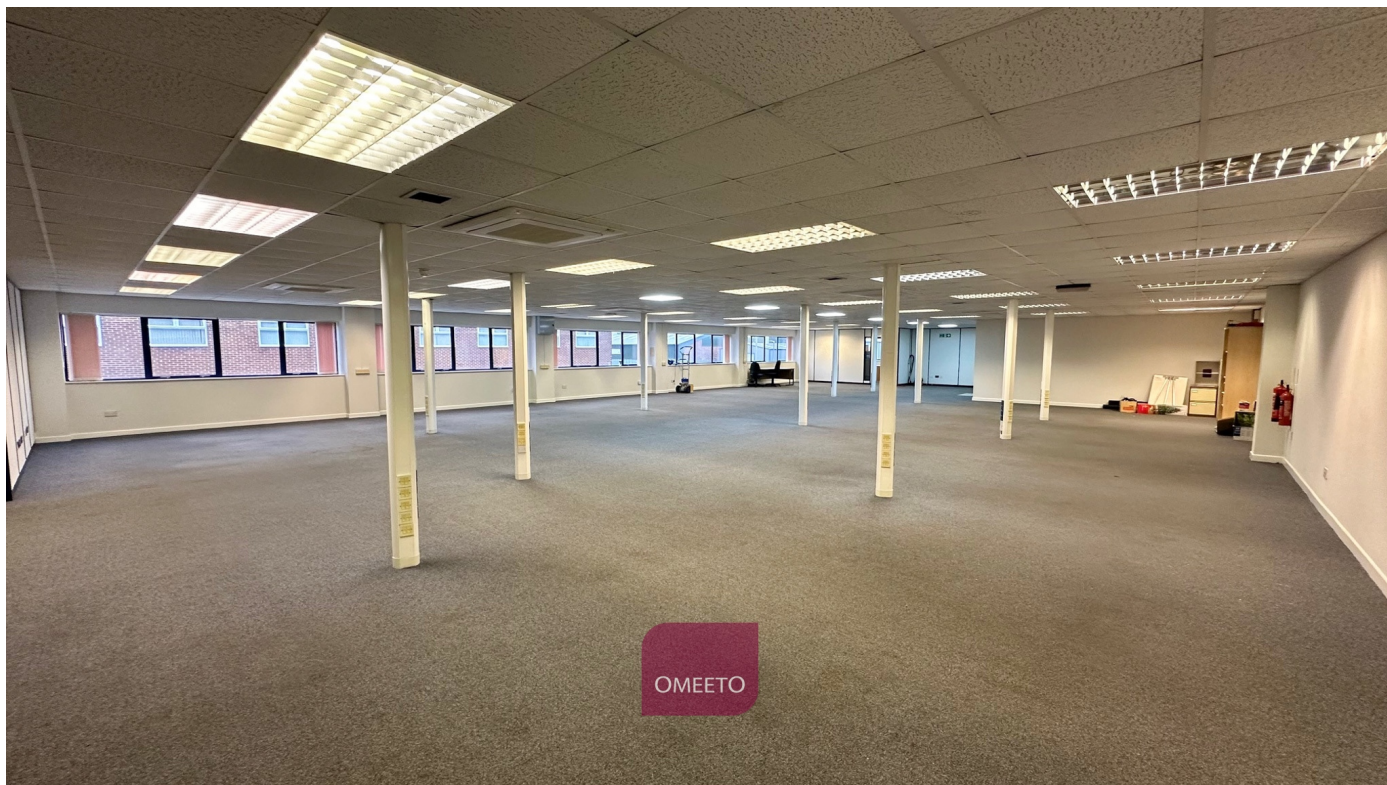


LARGE OFFICE, TO LET

FIRST FLOOR, 4 GOSFORTH ROAD

Derby, DE24 8HU



KEY FEATURES

- Rent: £32,500 per annum
- 4,483 Sq Ft (416.47 Sq M)
- Predominantly open plan
- 4 meeting rooms
- Excellent parking in large fenced and gated site
- On popular industrial estate
- Building Shared with D-Hive Ltd (NHS), who predominantly use the space for storage
- 1 mile from Allenton

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TO LET - LARGE OFFICE

LOCATION

The office to let is situated on Gosforth Road which forms part of the Osmaston Park Industrial Estate, a well established commercial area for businesses.

Gosforth Road is accessed off Ascot Drive, one of Derby's principal destinations for manufacturing, storage and trade counter uses. Ascot Drive is the main spine road through the Osmaston Park Industrial Estate, linking with London Road (A6) and Osmaston Road (A514) offering excellent access to Pride Park, Derby city centre and A52/A6/A8/A50 network.

Nearby occupiers include Eon Energy Services, Whetherby Business Park, Birds Bakery and B&M.

What 3 Words Location: curiosity.blank.putty

DESCRIPTION

DRAFT DETAILS First floor office with excellent parking in large fenced and gated site. Predominantly open plan. Meet & greet reception, 4 meeting rooms & WCs. Benefits from fob access, intercom entry and good distribution of power & data.

The site is very large with approximately 35 spaces, an occupiers reasonable car parking requirements can be accommodated.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	4,483	416.47

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 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 to be separately assessed for rating purposes. Upon assessment, we would anticipate the Rateable Value to be in the region of £28,500. The in-going occupier must satisfy themselves on the rating assessment.

TENURE

Office to let by way of a new sublease up to May 2031. Interested parties are invited to discuss their specific leasing requirements. Where superior Landlords consent is required, a 50% contribution to superior Landlord costs is requested.

RENT

The premises is available to rent for £32,500 per annum.

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

C (68)

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.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

11-Oct-2024

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

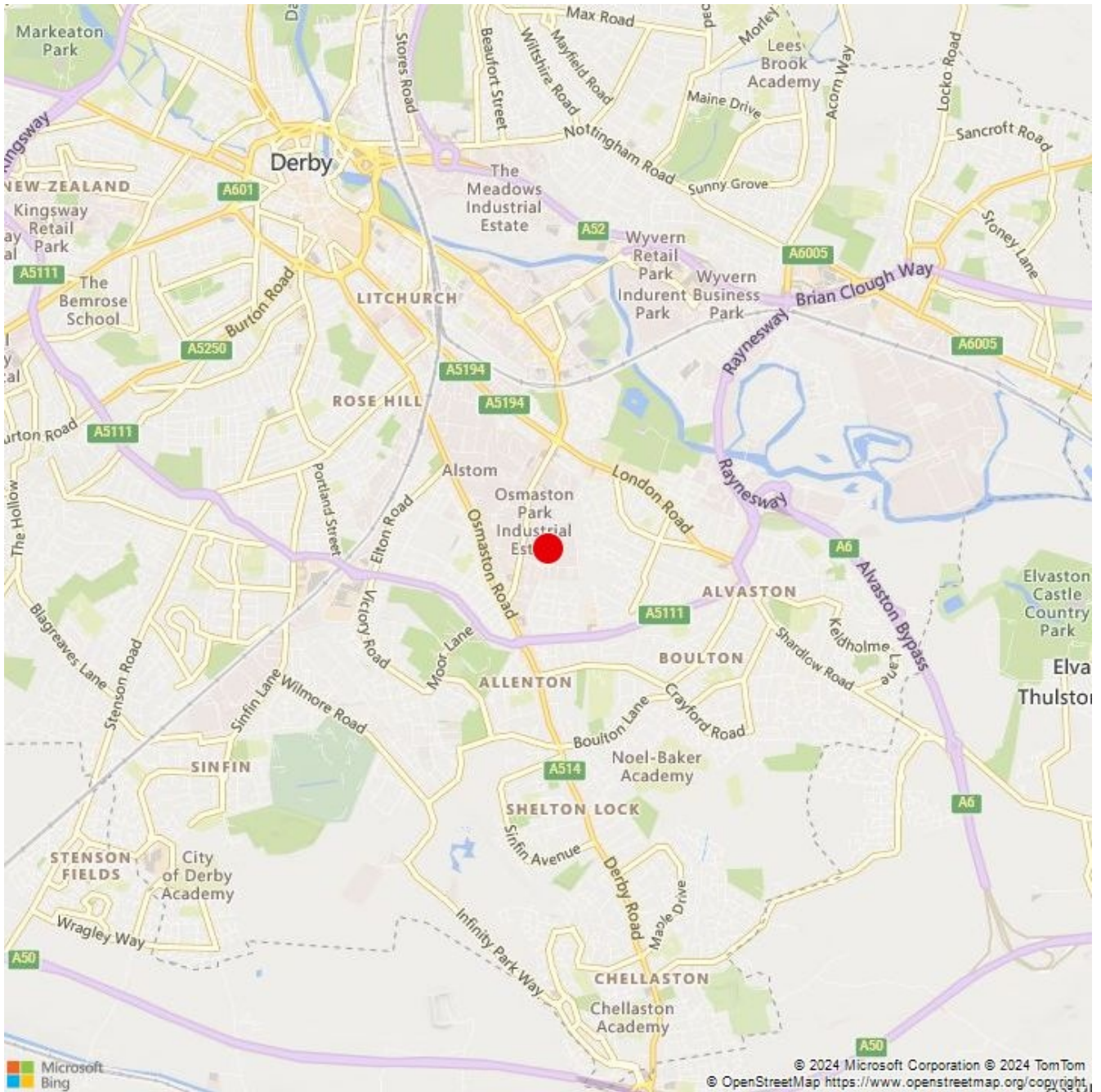
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) 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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