

CITY CENTRE OFFICE, TO LET

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## 2ND FLOOR BURDETT HOUSE, BECKET STREET

Derby, DE1 1JP



### KEY FEATURES

- Rent: £29,000 per annum
- 3,514 Sq Ft (326.45 Sq M)
- Up to 9,276 sq ft available
- City Centre offices with parking
- Predominantly open plan offices to rent
- With managers offices and meeting rooms
- Not suitable for Religious meetings
- Suitable for broad range of professional, health or educational uses STP

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### OMEETO DERBYSHIRE

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## TO LET - CITY CENTRE OFFICE

### LOCATION

The office to let is on Becket Street which is 0.3 miles from Derby city centre. Becket Street is a commercial location having professional offices, a church and retail outlets close by.

The property is located 0.1 miles North of the Becketwell Regeneration Area which proposes 342 apartments in two main residential buildings, up to 25,000 square metres of business space, a new public square for the city centre with a hotel, restaurants, and cafes around the square, plus a 500-space pay and display car park.

The property has good links to public transport and parking. Derby bus station is 0.5 miles to the east and ParkSafe Car Park is 0.2 miles to the north.

### DESCRIPTION

City centre office space to rent. Last occupied by Ministry of Justice. To undergo scheme of repair and redecoration. Self-contained, predominantly open-plan office on the second floor - other floors available. Offices with reception, lobby & meeting rooms. Benefits from lift access, LED lighting, heating/air-con & on-site parking. Ample public parking close by.

Ideal for professional services, education or health & wellbeing uses (STP). Excellent location. Derby city centre, rear of the Becketwell Regeneration Area (new apartments, business space, public square, hotel, restaurants & cafés) and moments from the new Vaillant Live Entertainment Arena. Strong public transport links - Derby bus station 0.5 miles.

Modern, flexible city centre workspace with parking in regeneration area with significant recent investment. Perfect for growing businesses seeking high-visibility, accessible Derby offices to rent.

### 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
<b>TOTAL</b>	<b>3,514</b>	<b>326.45</b>

### PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning Use Class Order 2020 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 currently listed as an office and premises on VOA.gov.uk.

**Rateable Value:** £21,250

**Rates Payable:** £9,180

per month.

### TENURE

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

### RENT

The premises is available to rent for £29,000 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 (60)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our Joint Agents David Brown and Co. The Agents 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

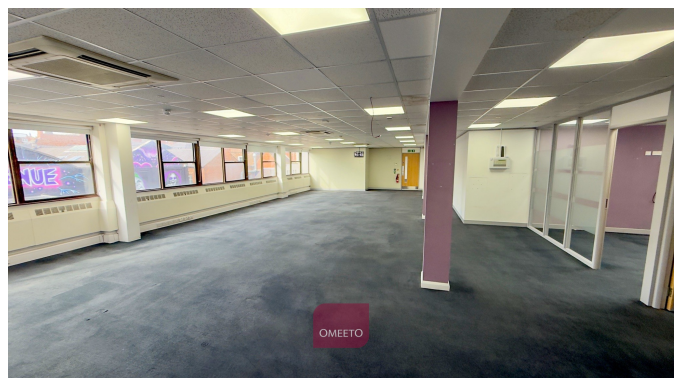
05-May-2026

### 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

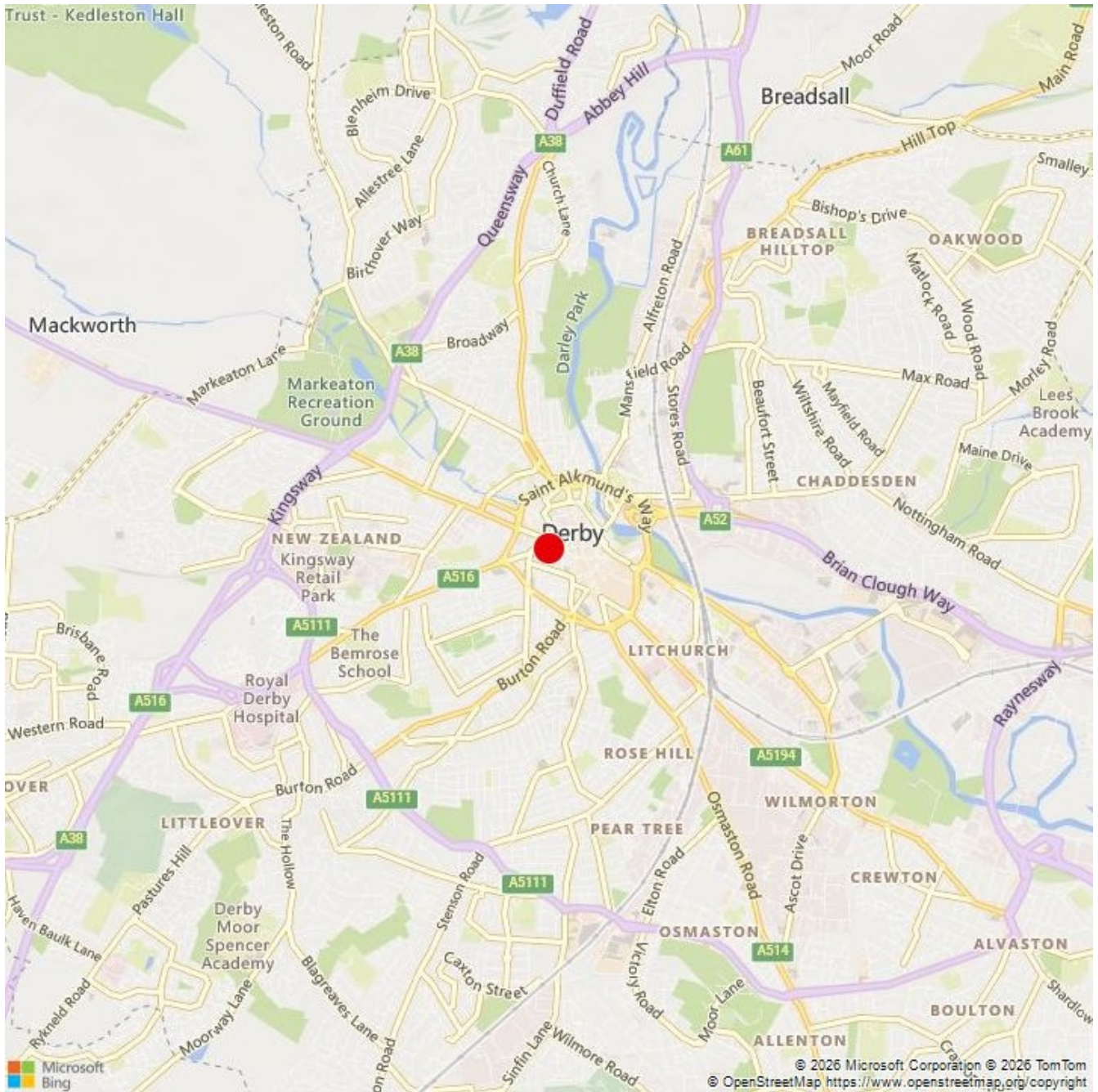
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing. 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