

OFFICE  
, TO LET

## GROUND FLOOR, 2 VICTORIA WAY

Pride Park, Derby, DE24 8AN



### KEY FEATURES

- Rent: £32,500 per annum
- 2,027 Sq Ft (188.31 Sq M)
- Prime position facing Royal Scot Road
- Near Derby Arena, Park & Ride & DCFC Stadium
- 0.8 mile walk from Derby Train Station
- With LED lighting, Air con & Central Heating
- Superb self contained office

### OMEETO DERBYSHIRE

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### LOCATION

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

The property occupies a highly visible and prominent position fronting Royal Scott Way, boasting what is arguably one of the best positions in Pride Park. The unit is within 0.1 miles of Derby County Football Stadium, the Multi-Sport Area and Park and Ride. Amenities are to be provided by the new EG Garages, Starbucks and Sainsbury local which are opposite.

The property benefits from excellent commuter and public transport links with Derby train station situated just 0.8 miles and Derby bus station 1.4 miles to the northwest. 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

Highly prominent and superbly located office. Neighbouring Pride Park Stadium. Finished to an excellent standard with perimeter trunking (for power and data), suspended ceilings, combination of radiators & air conditioning and LED lighting.

Built to open plan, now fitted out as high-quality self-contained offices with meeting and conference room, kitchen & WC.

Externally there are 5 designated parking spaces on site and further contract spaces at the neighbouring Park and Ride.

### 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
<b>TOTAL</b>	<b>2,027</b>	<b>188.31</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 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.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

**Rateable Value:** £24,500

### SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure, common, shared and external areas.

per month.

### TENURE

Office for rent by way of a new lease for a minimum term of 3 years.

### 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

B (42)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) 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

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### PARTICULARS UPDATED

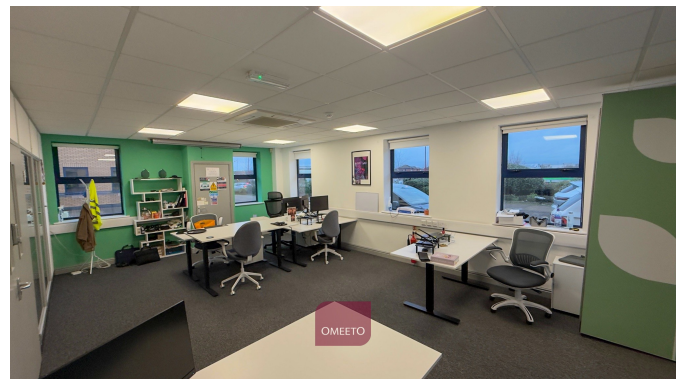
22-Apr-2026

### 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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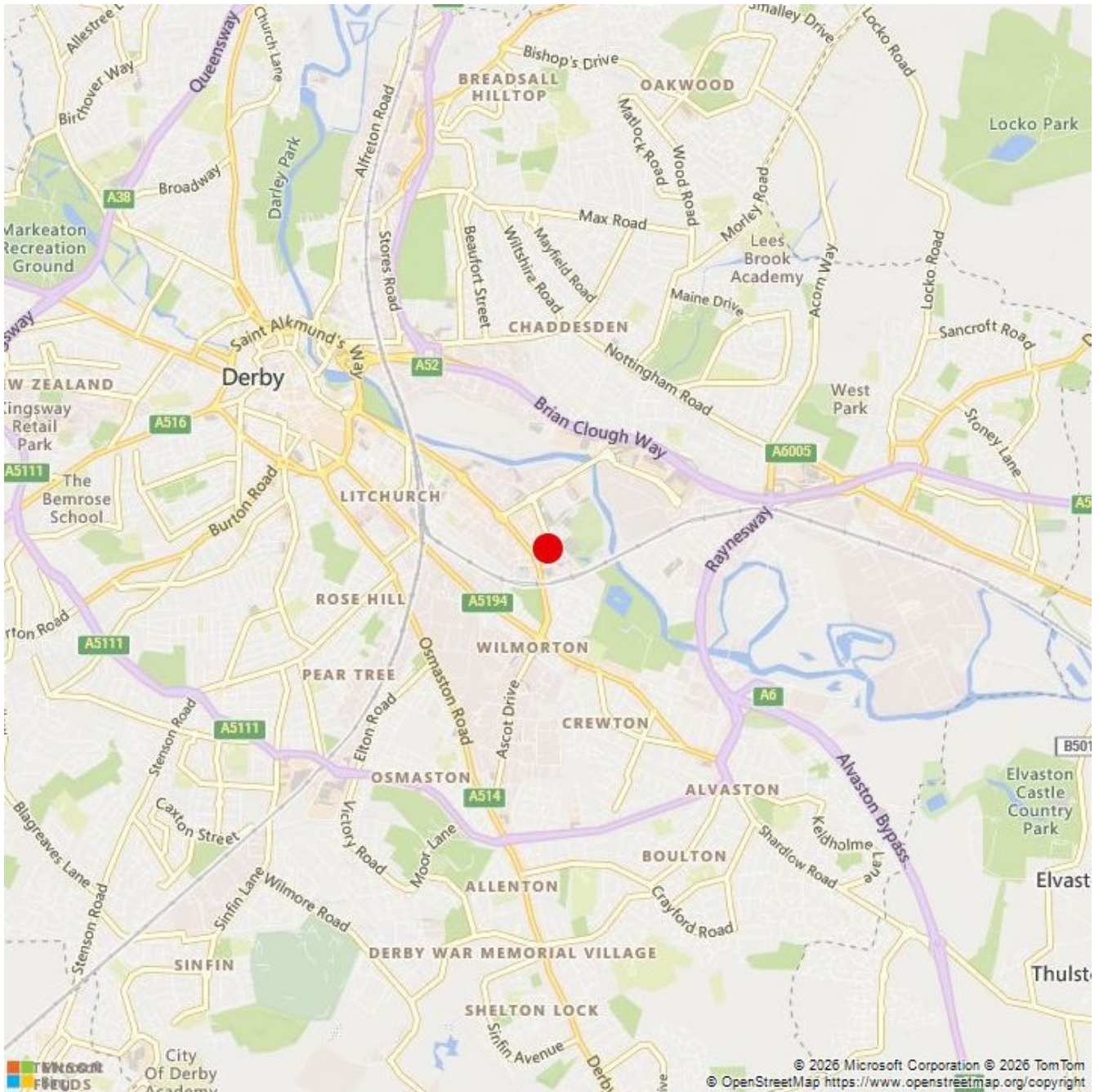
### IMPORTANT NOTICE

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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