

SUITE 1, 45 FRIAR GATE

Derby, DE1 1DA



KEY FEATURES

- Rent: £1,000.00 per month
- 737 Sq Ft (68.47 Sq M)
- Well appointed office suite
- 3 ground floor offices with kitchen & WCs
- Three rooms available together or separately
- Shared reception
- 24 Hr Access, intercom entry
- Various suites available please contact the agent

OMEETO DERBYSHIRE

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TO LET - GROUND FLOOR OFFICE SUITE

LOCATION

The property is located on the periphery of Derby city centre, just a 0.5 mile walk east of the market place. Friar Gate is generally regarded as one of Derby's most important conservation areas and is in the heart of the City's main professional and business district within the Cathedral Quarter.

Friar Gate itself is one of the main arterial routes into the City and forms part of the inner ring road and links with the A38/A52 (Burton/Ashbourne) to the West and A52/A38 (Nottingham/M1) to the East.

There are a number of quality restaurants and bars within a short walk. There is ample pay and display on-street parking. Many contract car parking facilities close by.

DESCRIPTION

Easy in, easy out offices with impressive entrance. Some bills included. Ground floor suites with meeting room, reception, kitchen & WCs. 24/7 access. Intercom entry. Various suites available please contact the agent.

The office is set within an attractive Grade II* Listed Georgian period serviced office building with impressive entrance off Friar Gate. Offices are available unfurnished.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice. The measurements have been taken from the VOA and should be checked.

FLOOR	Sq Ft	Sq M
TOTAL	737	68.47

PLANNING

We believe the office has been used under Classes E and of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses. All parties should confirm the planning position with the relevant Local Authority. The building is Grade II listed.

SERVICES

The office suite is offered on an "semi inclusive" rental basis. Rent includes: water, waste disposal (of general office waste only), maintenance (interior and exterior shared areas), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable) and the suite has a sub meter for electric usage.

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 100% rates relief.

Rateable Value: £8,200

TENURE

The premises are available to let by way of a easy in, easy out licence. Minimum term of 1 year.

RENT

The premises is available to rent for £1,000.00 per month.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

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

17-Jul-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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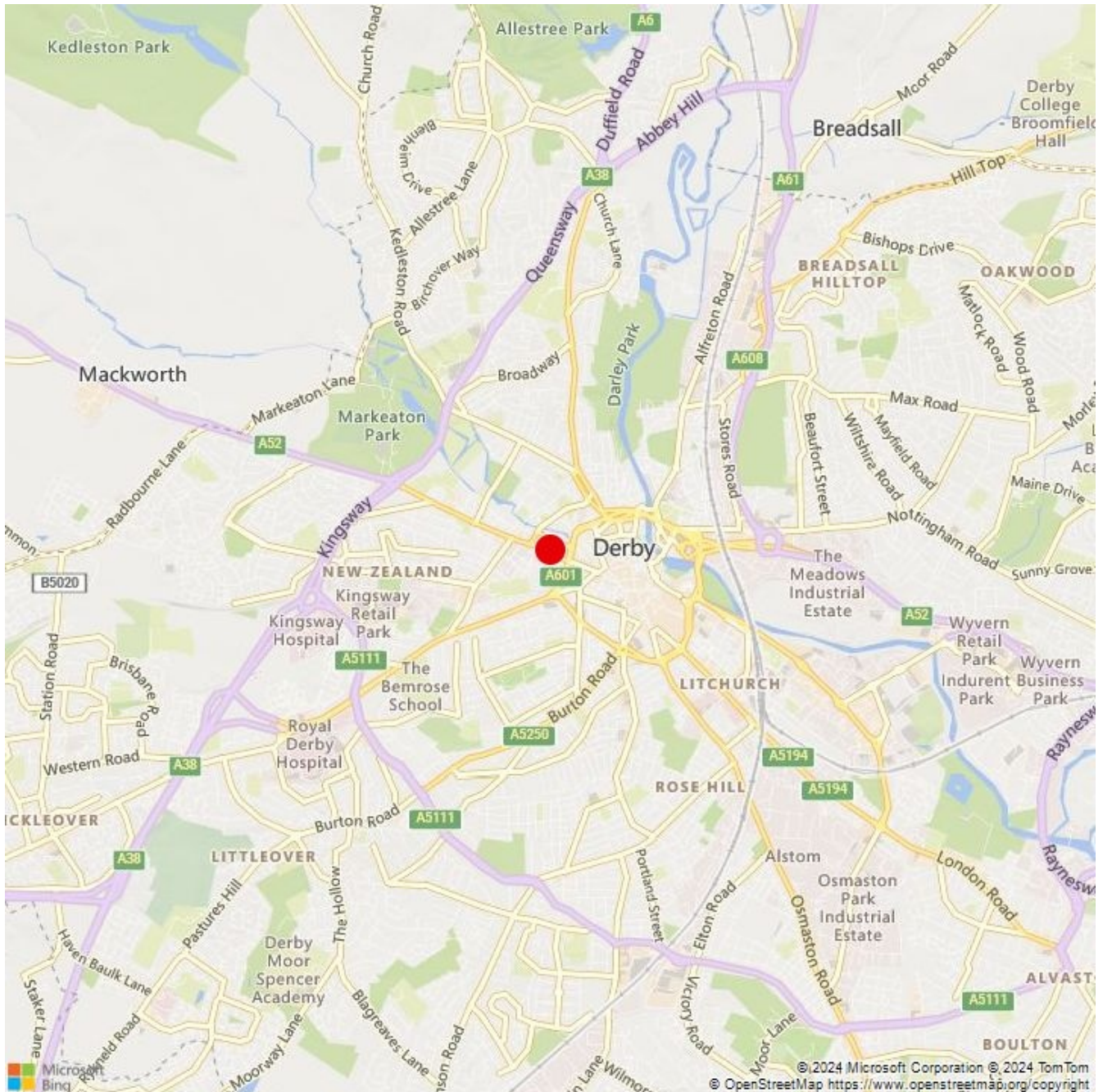
IMPORTANT NOTICE

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.

The OMEETO logo, consisting of the word "OMEETO" in white capital letters on a dark red background.

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