

OFFICE SUITE, TO LET

SUITE 4.5/4.6, LITCHURCH LANE

Derby, DE24 8AA



KEY FEATURES

- Rent: £787.00 per month
- 674 Sq Ft (62.61 Sq M)
- Fourth floor with lift access
- Shared kitchen and WC facilities
- CCTV
- Ample parking on first come first serve
- Excellent commuter links
- 1.2 miles from Derby City Centre

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01332 840 328
derbyshire@omeeto.co.uk

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TO LET - OFFICE SUITE

LOCATION

The office to rent are located approx 1.2 miles south-east of Derby City Centre.

The Litchurch Plaza is superbly positioned for commuter and public transport links. The property is just off Osmaston Road; a main route into the city centre, linking with the A601 Lara Croft Way (Derby's Inner Ring Road). Derby Train Station is 0.7 miles North of the property.

DESCRIPTION

Fourth floor office suite on easy in, easy out terms. Open plan office with smaller connected office/meeting room. The property has shared kitchen on each floor and WCs and benefits from lift access and CCTV. Well behaved pets accepted.

The property has a car park operating on a first come first serve basis.

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
TOTAL	674	62.61

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 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 100% rates relief.

TENURE

Office for rent by way of an easy in, easy out lease. Minimum term 1 year. Included in the rent: Gas, Water & Parking. Excluded is: Electric, Business rates if applicable, Phones/handsets, Internet and a one-off £75 + VAT fee to set up internet.

RENT

The premises is available to rent for £787.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

D (85)

VIEWING

Please contact us or visit 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

100062569

PARTICULARS UPDATED

08-Apr-2026

NOTE

Plans, maps drawings are not to scale.

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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

Ruby Scott-Mullen

01332840328

07398390967

rubysm@omeeto.co.uk

IMPORTANT NOTICE

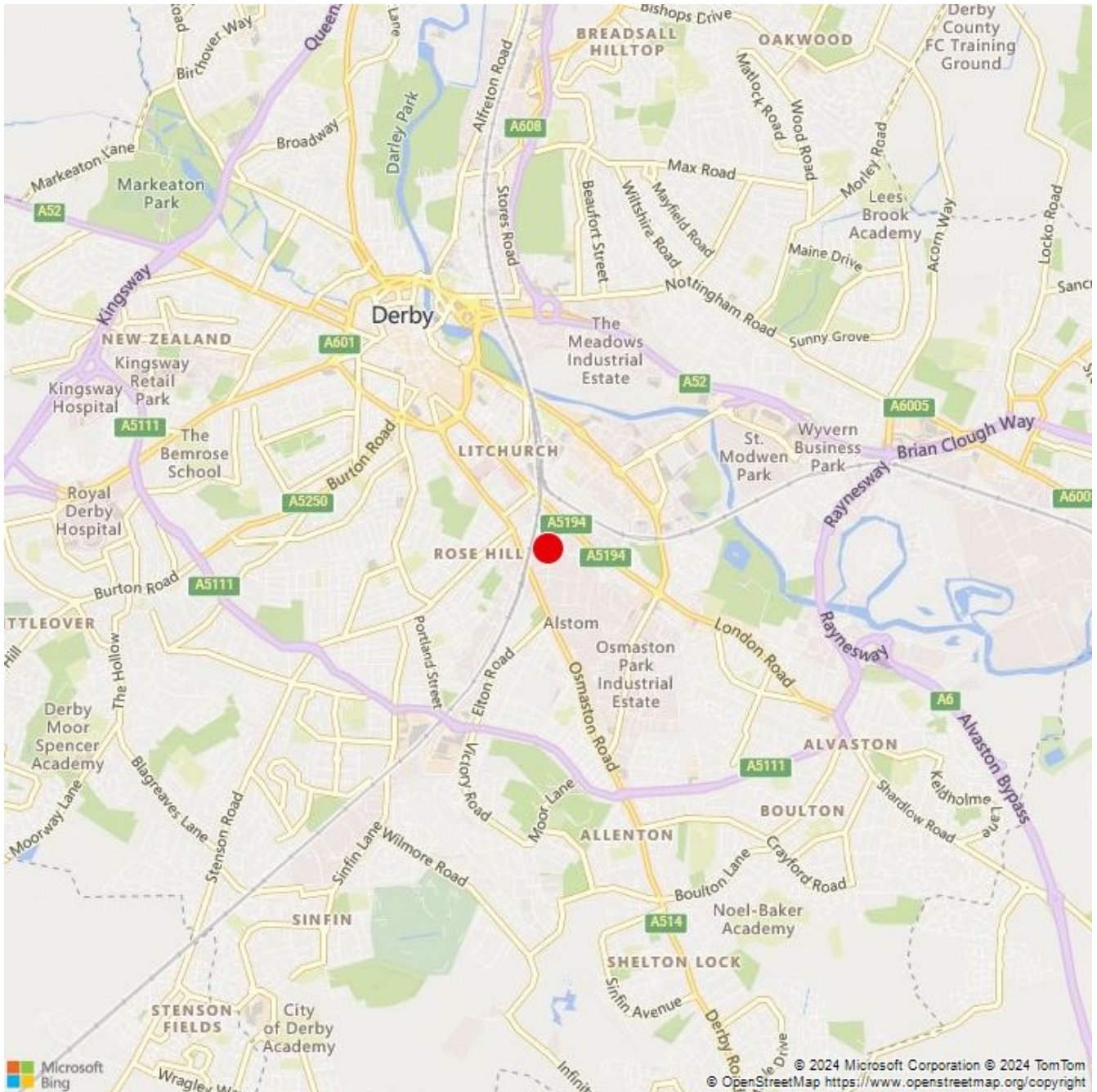
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2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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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