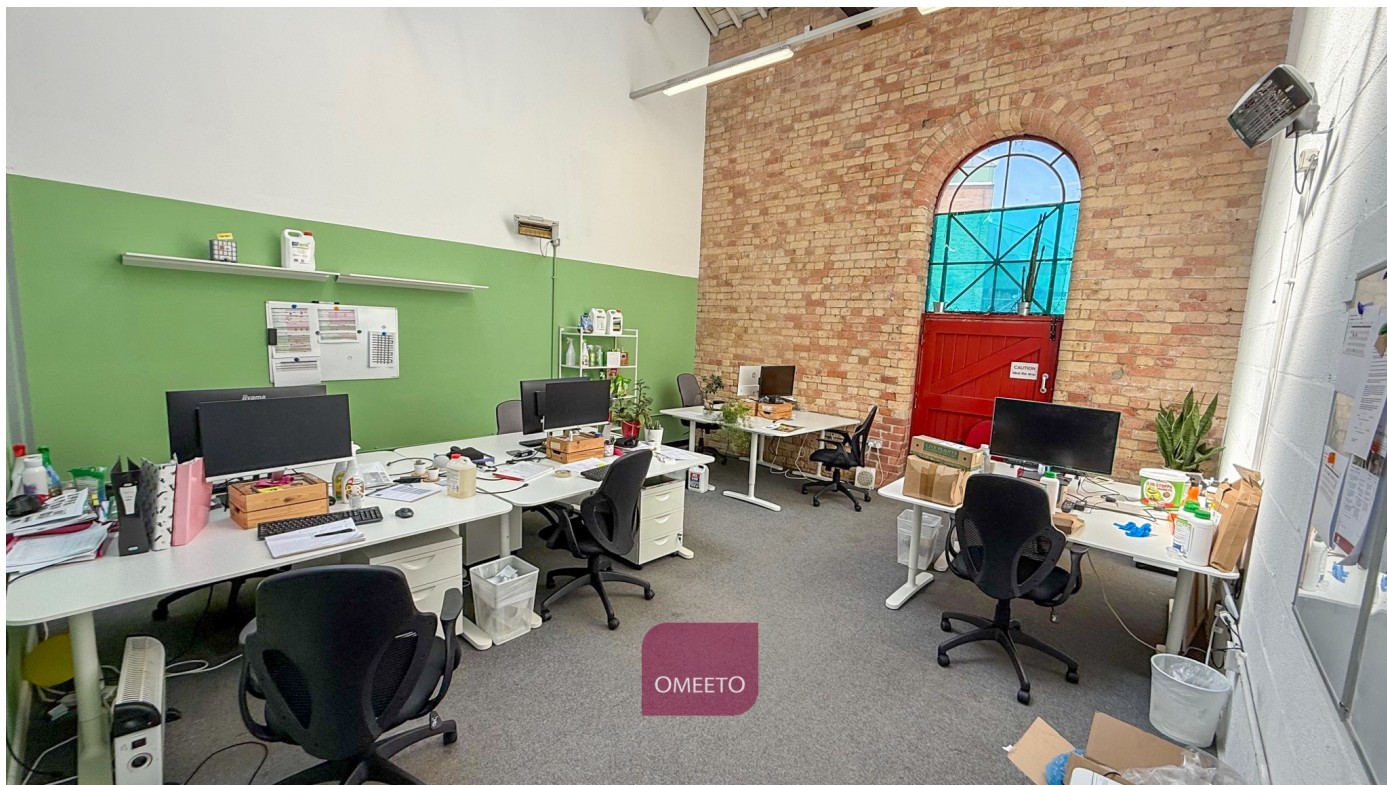


OFFICE SUITE, TO LET

## 23 DERWENT BUSINESS CENTRE, CLARKE STREET

Derby, DE1 2BU



### KEY FEATURES

- Rent: £1,558 per month
- 748 Sq Ft (69.49 Sq M)
- Office with meeting rooms & kitchenette
- Direct access to car park
- 3 allocated parking spaces & visitor car park
- 24/7 fob access
- 0.5 miles from Derby city centre
- Break out areas and bookable conference rooms

### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

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### LOCATION

Derwent Business Centre is a former Victorian railway bonded warehouse. The offices are located just 0.5 miles out of Derby City Centre.

The offices are located on Clarke Street which provides ample on-street free parking. The Business Centre is in a great position near Pentagon Island, providing excellent commuter links with access to the A52, A61, A601 and Nottingham Road. Good public transport links are available with Derby Bus Station within 1 mile.

Nearby occupiers include The Exeter Arms pub, Nuffield Health Gym, Derbyshire Constabulary Divisional Headquarters and other local independent operators.

### DESCRIPTION

Well presented first floor office with mezzanine space and its own meeting room & kitchenette. Reception, break out area, bookable conference rooms and shared WCs. High tech internet and telecoms system and CCTV. 24/7 fob access. Fully accessible, with passenger lifts and ramps. Well behaved pets accepted.

The site has parking for 125 vehicles. This suite has 3 designated parking spaces and a visitor car park.

### 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>748</b>	<b>69.49</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 suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### RATING

The property is currently listed as offices 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:** £8,800

### TENURE

Office for rent by way of an easy in, easy out lease. Minimum term 1 year.

Included in the rent: gas, water, allocated parking, 5hrs free meeting room use per week and 5Mbps internet (anything more is chargeable).

Not included: electric, phones, business rates if applicable, £75 +VAT one-off set up fee for the internet, signage (if required) and additional use of meeting room above the allocated 5hrs.

### RENT

The premises is available to rent for £1,558 per month.

### 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

E (104)

### 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 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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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

02-Jun-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

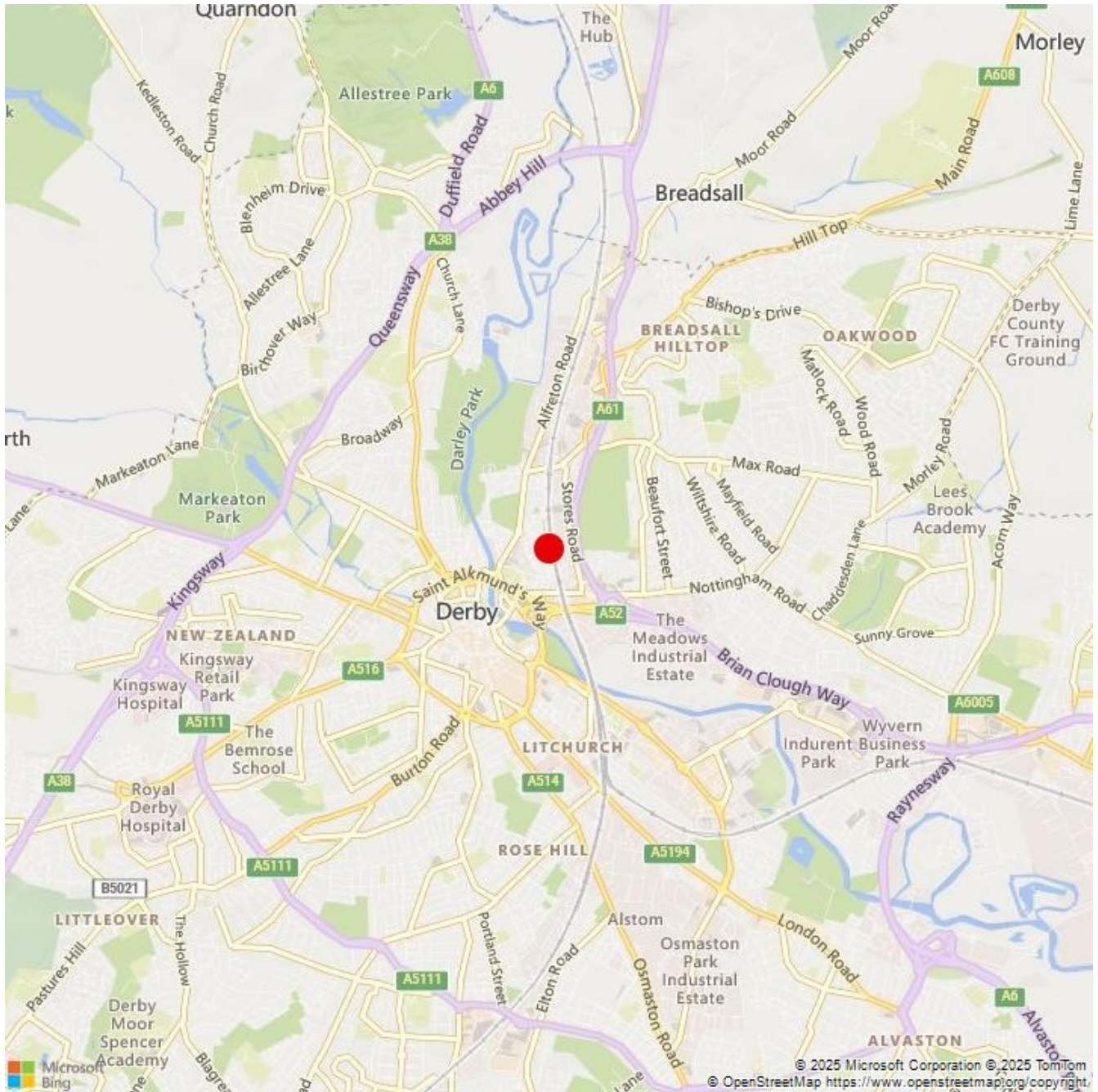
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing. 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