

## SECOND FLOOR STUART HOUSE, 15-23 GREEN LANE

Derby, DE1 1RS



### KEY FEATURES

- Rent: £2,000 per month
- 3,546 Sq Ft (329.42 Sq M)
- 2 Parking spaces
- Refurbished and superbly presented
- Predominantly open plan
- With 4 managers offices and 2 meeting rooms
- Suitable for broad range of professional or educational uses
- Not suitable for Religious meetings

### OMEETO DERBYSHIRE

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## TO LET - CITY CENTRE OFFICE

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### LOCATION

The office to let is on Green Lane which forms part of the St Peters Quarter, a designated Business Improvement District (BID). The St Peters Quarter BID vision is to develop the area as a destination by providing an alternative and complementary shopping, leisure and commercial area to Derbion and the Cathedral Quarter.

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 offices with parking. Near new Valliant Live Entertainment Arena. Refurbished and superbly presented. Suitable for range of professional, educational or health and wellbeing uses STP. Self contained and predominantly open plan offices with 4 managers offices, 2 meeting rooms, kitchen and shared lobby. Additional bookable conference room on site. Separate staff and visitor WC's. Benefits from lift access, intercom entry, floor boxes for power, LED lighting and air conditioning & fresh air ventilation.

### 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>3,546</b>	<b>329.42</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 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 offices and premises on VOA.gov.uk.

**Rateable Value:** £30,000

### 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 term of years to be agreed.

### RENT

The premises is available to rent for £2,000 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

D(96)

### 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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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

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### PARTICULARS UPDATED

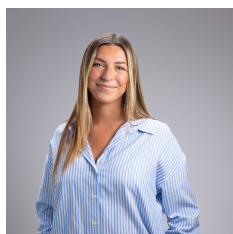
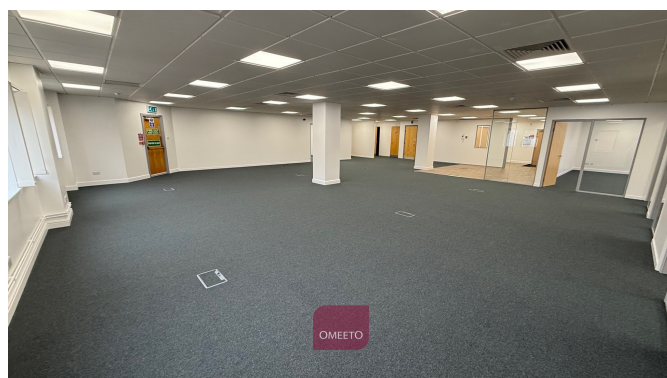
14-Apr-2026

### 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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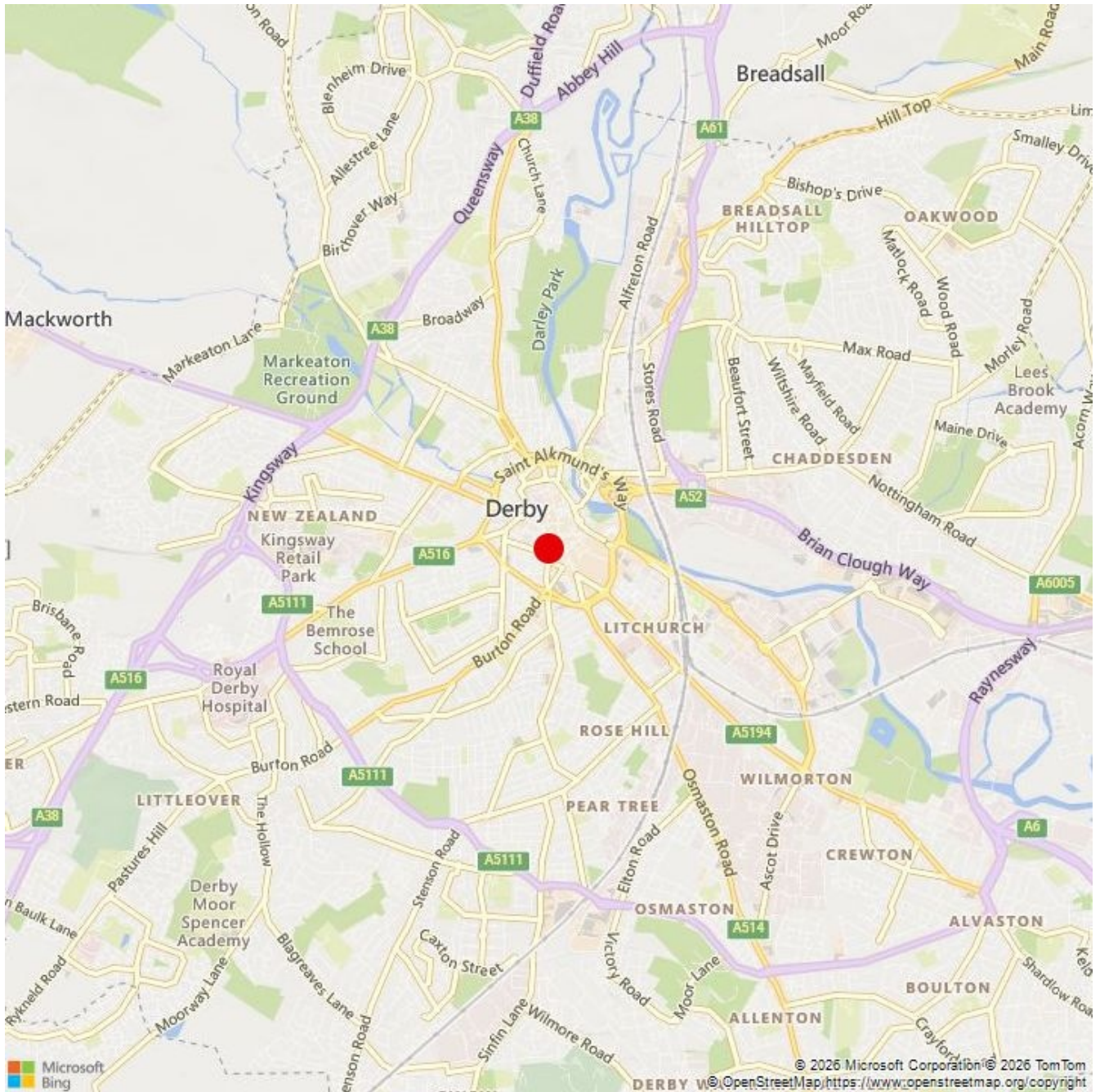
### IMPORTANT NOTICE

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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