

OFFICE, TO LET

# 1A WARREN ARMS, DERBY ROAD

Stapleford, NG9 7AB



## KEY FEATURES

- Rent: £750.00 per month
- 377 Sq Ft (35.02 Sq M)
- Town centre studio
- With parking
- Open plan with separate kitchen and WC
- Self contained with shower facilities
- Subject to status may qualify 100% rates relief
- Standard lease agreement

## OMEETO NOTTINGHAMSHIRE

0115 784 4993  
nottinghamshire@omeeto.co.uk

[omeeto.co.uk](https://omeeto.co.uk)

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## TO LET - OFFICE

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### LOCATION

Stapleford is in the Broxtowe district of Nottinghamshire, approximately 6 miles West of Nottingham and 10 miles East of Derby.

The office is located in Stapleford Town Centre and forms part of a modern development fronting the B5010 (Derby Road).

The office is accessed via Albert Avenue (opposite Iceland). The building is surrounded by an excellent range of high street amenities to include a Post Office, professional services, local retailers and The Admiral Sir John Borlase Warren JD Wetherspoon.

The property benefits of excellent transport links being 1 mile from the A52 and just 2 miles from junction 25 of the M1. Regular bus links can be caught directly outside the office on Derby Road.

### DESCRIPTION

Well presented, self contained ground floor studio office with shower. 2 off street parking spaces included. Former office, currently fitted out as a tattoo studio. Suitable for a variety of high street or professional uses. Finished with laminate flooring, central heating, good distribution of power and data and fluorescent strip lighting.

The property is in a private court yard at the rear of Derby Road providing 2 car park spaces.

### ACCOMMODATION

The office to let 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>377</b>	<b>35.02</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.

### SERVICES

All mains services with the exception of gas 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.

**Rateable Value:** £5,100

### SERVICE CHARGE

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

### TENURE

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

### RENT

The premises is available to rent for £750.00 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(94)

### VIEWING

Please check our website for 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

29-Jan-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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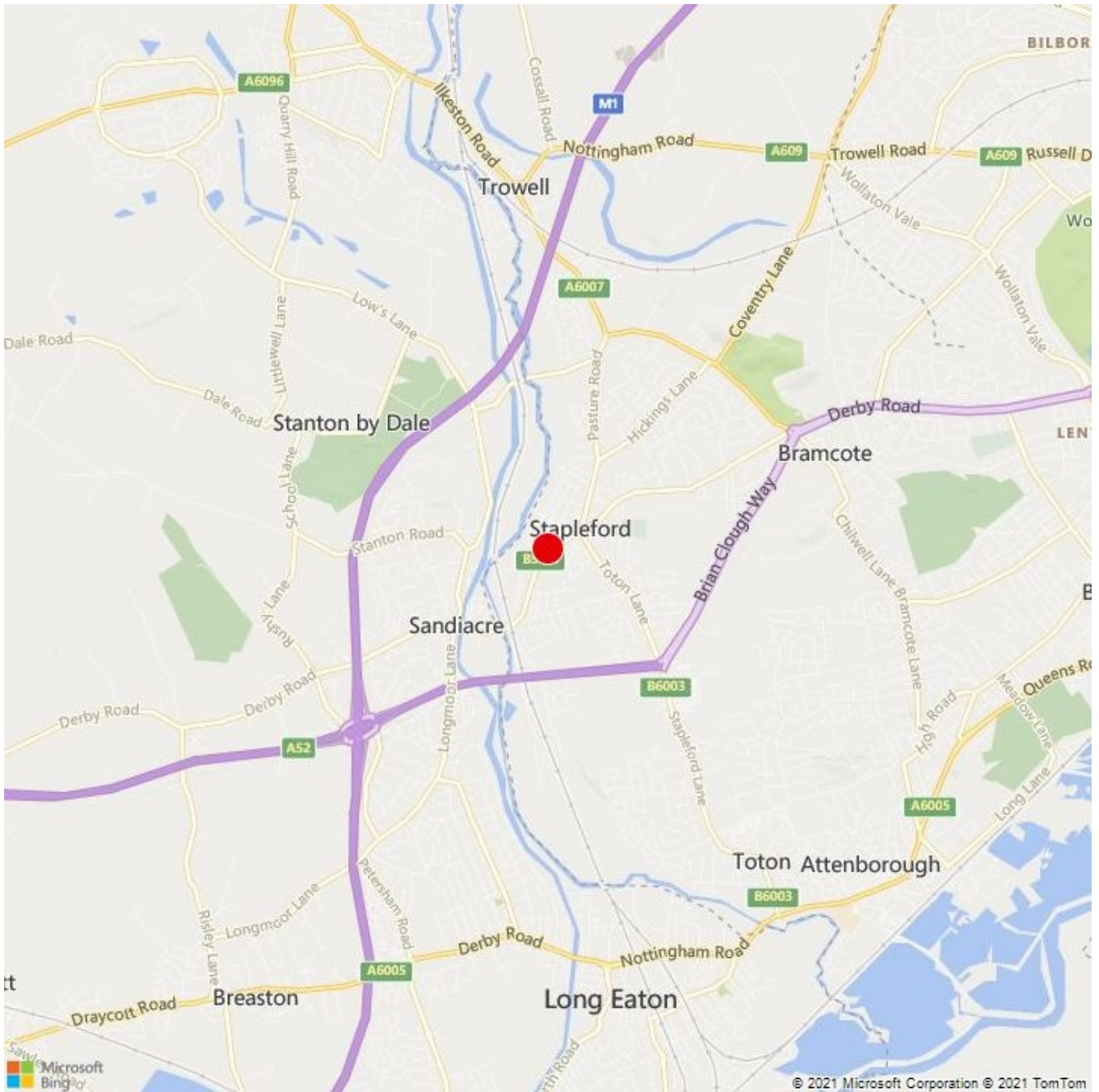
### IMPORTANT NOTICE

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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