

OFFICE, TO LET

ROOM E7B COLLEGE BUSINESS CENTRE, UTTOXETER NEW ROAD

Derby, DE22 3WZ



KEY FEATURES

- Rent: £484.00 per month
- 264 Sq Ft (24.53 Sq M)
- Office or treatment room
- Bills included
- Shared kitchen and WC facilities & showers
- Parking on a first come first serve basis
- Excellent public transport links
- Less than 1 mile from Derby City Centre

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TO LET - OFFICE

LOCATION

The office to rent is located at College Business Centre on Uttoxeter New Road (A516), less than 1 mile from Derby city centre.

Uttoxeter New Road is a main arterial route into Derby, providing convenient access to the city centre, the outer ring road, Kingsway and the A38. Royal Derby Hospital is approximately 1.5 miles away, making the location particularly convenient for businesses and professionals requiring access to the hospital and surrounding employment areas.

A good range of shops and everyday amenities are available along Uttoxeter New Road, with further retail and food outlets at nearby Kingsway, including Sainsbury's, Marks & Spencer, Costa and Subway. The location also benefits from good public transport and commuter links

DESCRIPTION

Lower ground floor office or treatment room with bills included, available on easy in, easy out terms.

The accommodation benefits from 24/7 access, manned reception, shared kitchen and WC facilities, showers and meeting rooms available to hire. On-site parking is available on a first-come, first-served basis and well-behaved pets are accepted.

The rent includes electricity, water and gas to the shared areas, business rates, internet and use of the on-site car park, subject to availability. There is no sink within the office itself.

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	264	24.53

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.

TENURE

Office for rent by way of an easy in, easy out lease. Minimum term 1 year. Included in the rent is: electric, water (shared WCs/kitchen), gas (shared kitchen), business rates, internet (2Mbps included, anything more is chargeable), free onsite parking based on first come first served. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

Excluded and responsible of the new tenant: one-off £75 + VAT fee to set up internet, signage (if required) and meeting room hire.

RENT

The premises is available to rent for £484.00 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(87)

VIEWING

Please contact us or visit 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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TO LET - OFFICE

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

01-Sep-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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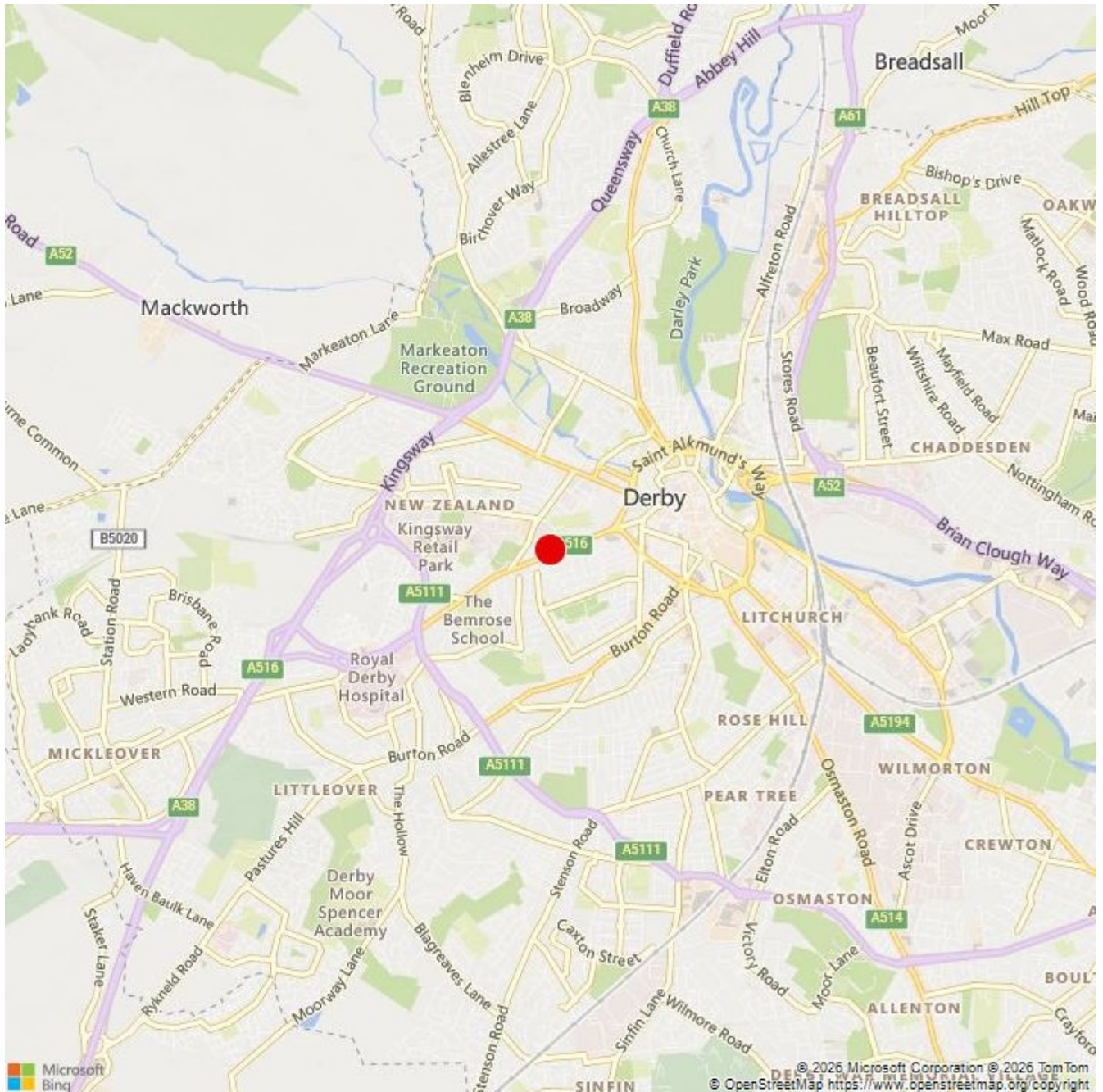
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IMPORTANT NOTICE

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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