



Ground Floor Long Mill, Darley Abbey Mills, Darley Abbey, Derby, Derbyshire, DE22 1DZ

OFFICE ACCOMMODATION

TO LET - Ground floor office accommodation located within a World Heritage setting.

- Characterful workspace featuring exposed brick, timber beams and original mill details.
- Located within the popular Darley Abbey Mills world heritage development.
- Offering approximately 2,478 sq ft / 230 sq m of accommodation (NIA) with 12 dedicated parking spaces.
- Available to rent at £32,000 per annum exclusive on FRI lease terms.



CONTACT

Cameron Godfrey

01332 292825

c.godfrey@bbandj.co.uk

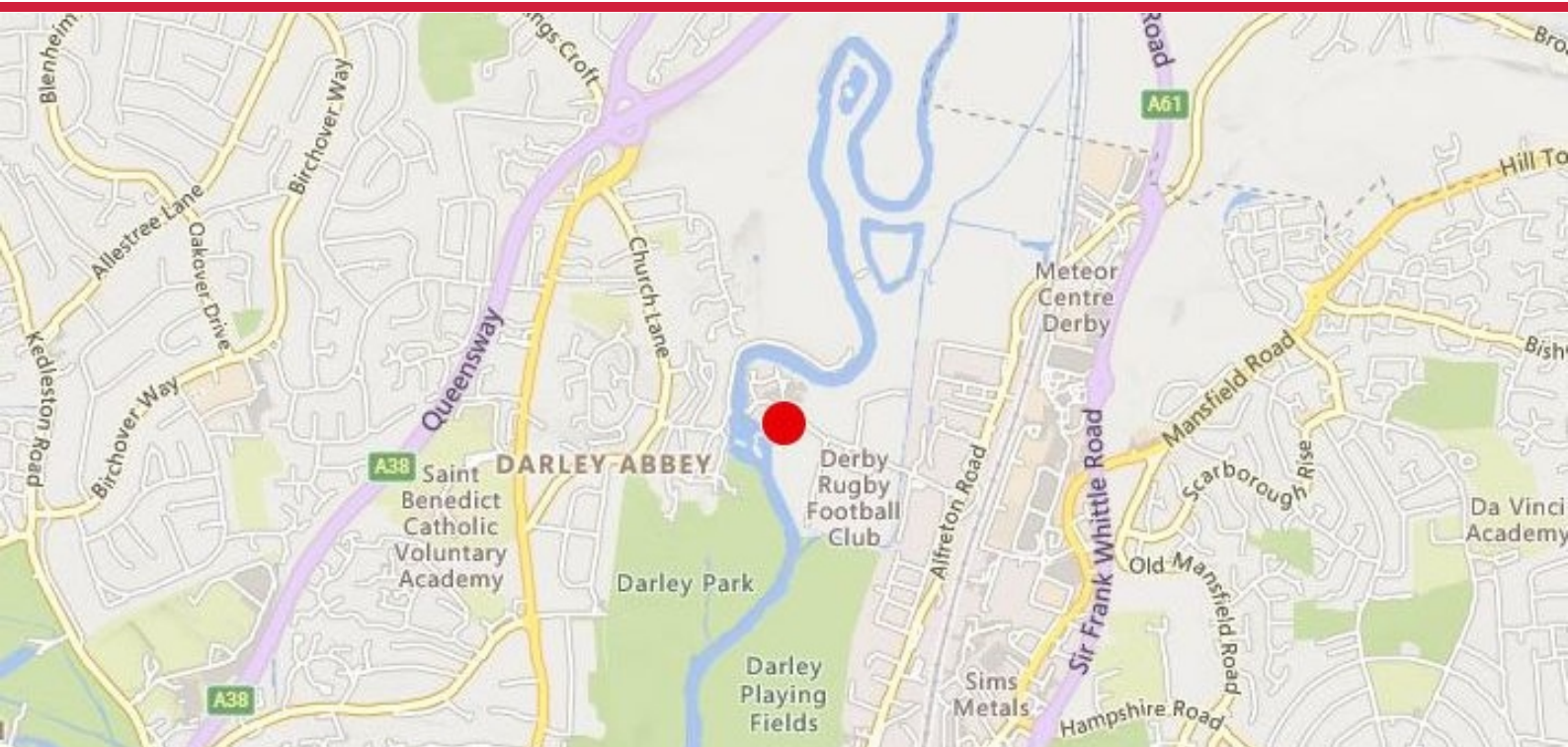


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Graham Bancroft

01332 292825

g.bancroft@bbandj.co.uk



Location

Darley Abbey is a popular suburb situated approximately 2 miles north of Derby city centre, with frontage onto the A6 and excellent access to the wider regional road network including the A38, A50 and M1.

At its heart lies the Darley Abbey Mills complex, part of the Derwent Valley Mills World Heritage Site, positioned on the banks of the River Derwent.

The Mills have been sympathetically restored and now provide a vibrant mix of high-quality office, studio and business accommodation, together with leisure, hospitality and creative occupiers, all in a distinctive riverside setting.

Vehicular access is via Haslams Lane with pedestrian and cycle access via the newly installed Walter's Walkway in 2024, ensuring continued connectivity across the river following the closure of the former toll bridge.

The Long Mill is one of the principal mill buildings and occupies a central and commanding position on site, fronting the main access road and overlooking the River Derwent.

Description

The available accommodation is situated on the ground floor of The Long Mill within the popular Darley Abbey Mills complex, a designated World Heritage location.

The property provides modern, contemporary office accommodation whilst also retaining many original features.

The accommodation comprises predominantly open plan office

space, complemented by two glazed office suites and a separate glazed meeting room. The space is fitted out to a high standard throughout benefitting from data points, modern fluorescent lighting, gas-fired central heating and a range of unique period features. Additional amenities include male and female WC facilities and a modern fitted kitchen area.

Furthermore, the suite benefits from dedicated on-site parking provisions within the complex.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th edition).

Total Net Internal Area: 2,478 sq ft / 230 sq m.

Planning

We understand the subject property has the benefit of planning consent for use class E which was formerly B1 (business). All planning information should be confirmed with the local authority.

Services

It is our understanding that all main services are connected to the property. Additionally, The Darley Abbey Mills also benefits from a dedicated leased line, offering access to superfast internet connectivity at an additional cost.

Business Rates

The subject property is listed on the Valuation Office Agency website as having a rateable value of £14,500 (£16,500 from April 2026).

Service Charge

There is an annual service charge payable in respect of the maintenance, landscaping, external cleaning, CCTV and security monitoring of the Darley Abbey Mills site. The service charge is applied on a square foot basis, with the current rate understood to be £1.75 per square foot. Please note that this figure is subject to annual review.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available on a leasehold basis at a figure of £32,000 per annum exclusive.

Energy Performance

We understand that the property is exempt from the requirement to hold an EPC in this instance, due to it forming part of a Grade I listed building.

VAT

VAT is applicable at the prevailing rate.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with joint agents BB&J Commercial & Salloway Property Consultants.

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