

OFFICE, TO LET

FIRST FLOOR THE PEARSON BUILDING, ARTHUR STREET

Derby, DE1 3EF



KEY FEATURES

- Rent: £30,500 per annum
- 2,784 Sq Ft (258.63 Sq M)
- Recently refurbished self contained office
- Period building boasting original features
- Predominantly open plan with meeting room
- Provision been made for ground floor reception
- 8 Parking spaces
- Final finish and spec can be agreed subject to covenant and terms

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

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TO LET - OFFICE

LOCATION

The property is located on Arthur Street in the popular Five Lamps area; a mixed use suburb a short walk (0.4 miles) north of Derby City Centre.

The office provides good public transport links. The A38 is approximately 1 mile to the north of the property which in turn provides access to the M1 at Junction 28.

DESCRIPTION

Superb office within an attractive period property. Onsite parking. Located in 5 Lamps area of Derby. Short walk from the City Centre.

This first floor office is predominately open plan and boasts period features, with impressive high ceilings & large windows allowing for an abundance of natural light. Self contained office to let with a small meeting room & WCs. Planning in place for a Mezz floor to be added.

On a mixed use site with the ground floor offering health & beauty hub with 5 studios and a shared reception. There are two luxury apartments on the second floor.

Onsite parking with 8 demised parking spaces included. Scope for additional parking by negotiation.

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
Open Plan Office	2,305	214.13
Meeting Room	105	9.75
Office	374	34.74
TOTAL	2,784	258.63

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 subject to a range of professional, educational, health or wellbeing uses STP. All parties should confirm the planning position with the relevant Local Authority. The Pearson Building is listed Grade I by virtue of its attachment to St. Helen's House List Entry Number: 1228285

SERVICES

All mains services are connected to the building. Electric sub metered, there is a direct gas supply to the first floor, water costs are shared and recovered via the Service Charge. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is to be separately assessed for rating purposes.

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 £30,500 per annum.

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(124).

VIEWING

Please contact us or visit the OMEETO website 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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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

15-Sep-2025

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

Chris Wright

01332 840328

07471072799

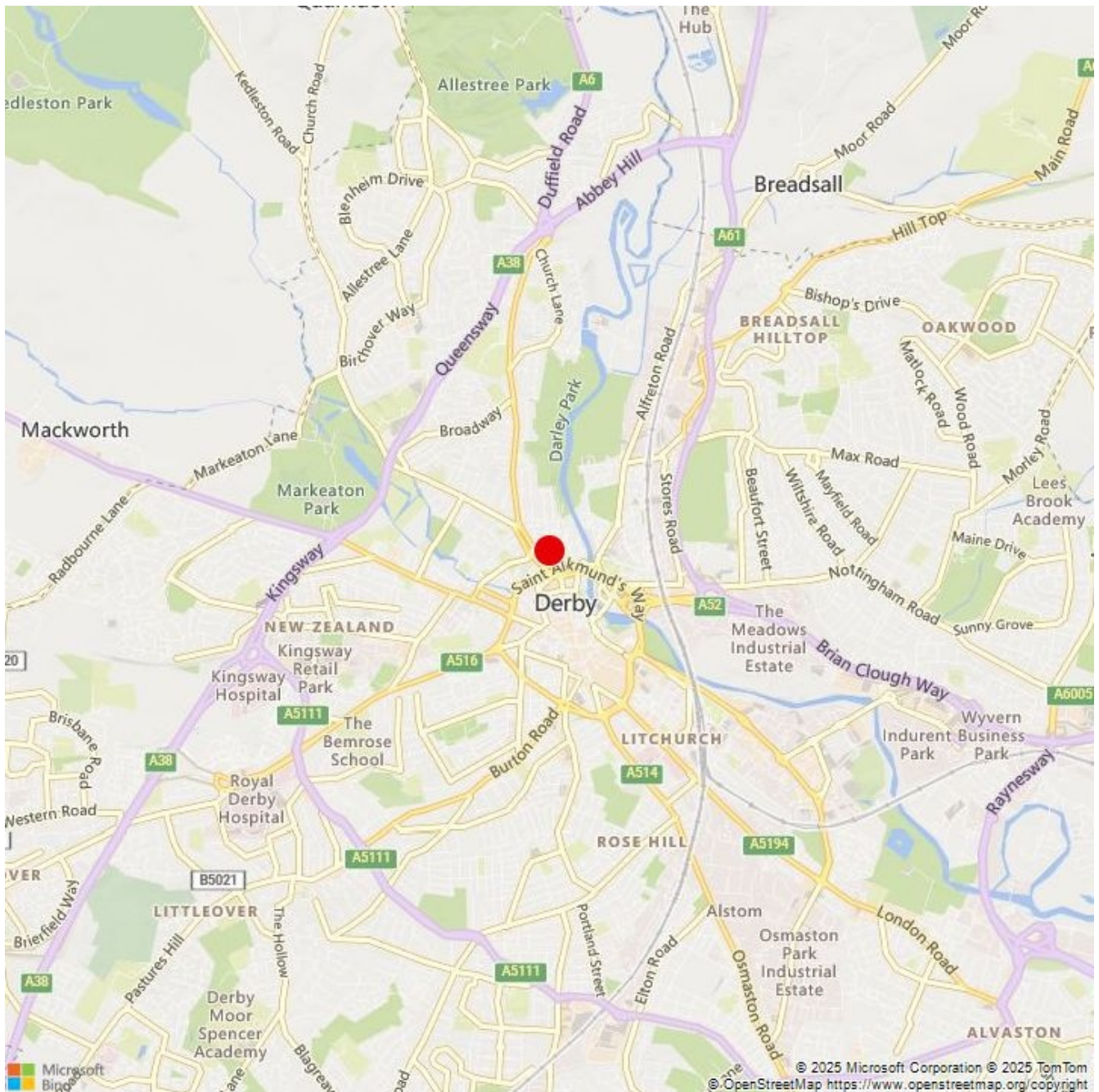
chrisw@omeeto.co.uk

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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