

OFFICE SUITE, TO LET

## 3 EDNASTON MEWS, PAINTERS LANE

Ednaston, Ashbourne, DE6 3FA



### KEY FEATURES

- Rent: £21,600 per annum
- 1,147 Sq Ft (106.56 Sq M)
- Modern office finished to superb standard
- 1Gbps internet access available
- With air con, video entry, good power & data
- On site with Clowes Developments
- At Ednaston Park Estate with 18 acres of gardens
- Fronting the A52 miles east of Ashbourne and 10 miles west of Derby

### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

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## TO LET - OFFICE SUITE

### LOCATION

The offices to let are located on Ednaston Park; a magnificent 19th century estate that has been sensitively refurbished to provide a range of office accommodation. The estate is conveniently situated on the A52 just 5 miles east of Ashbourne and 10 miles west of Derby.

A good range of local amenities are provided at Brailsford village where this is a Stores & Post Office along with the highly regarded Tasting Club Restaurant. There are a plethora of public houses and restaurants close by to include The Saracens Head at Shirley, The Cow at Dalbury Lees, The Red Lion at Hollington and The Horsehoes at Long lane.

Being on the A52 the business park is well served by public transport. The nearest bus stop is within a 0.5 mile walk where Trent Barton offer regular services into nearby towns and villages.

### DESCRIPTION

Superb office. 1Gbps internet access available. Quiet, professional setting. Countryside views. 10 designated parking spaces + visitor and EV spaces. Access to the Ednaston Estate gardens.

The ground floor provides a well appointed open plan office with breakout room, kitchenette area, server room & WCs. The first floor open plan offices with managers office & kitchen. Benefits from raised flooring with good distribution of power and data points, suspended ceilings, LED lighting and comfort cooling / heating systems.

### 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
Ground Floor	272	25.27
First floor	875	81.29
<b>TOTAL</b>	<b>1,147</b>	<b>106.56</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

Mains water and electric is connected to the property. Waste is by septic tank. There is no gas. The tenant is responsible for their utility costs.

### 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 small business rates relief.

**Rateable Value:** £7,000

### SERVICE CHARGE

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

### TENURE

Office to let by way of a new lease, terms to be agreed.

### RENT

The premises is available to rent for £21,600 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

A (25)

### 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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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

10-Jun-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

**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.

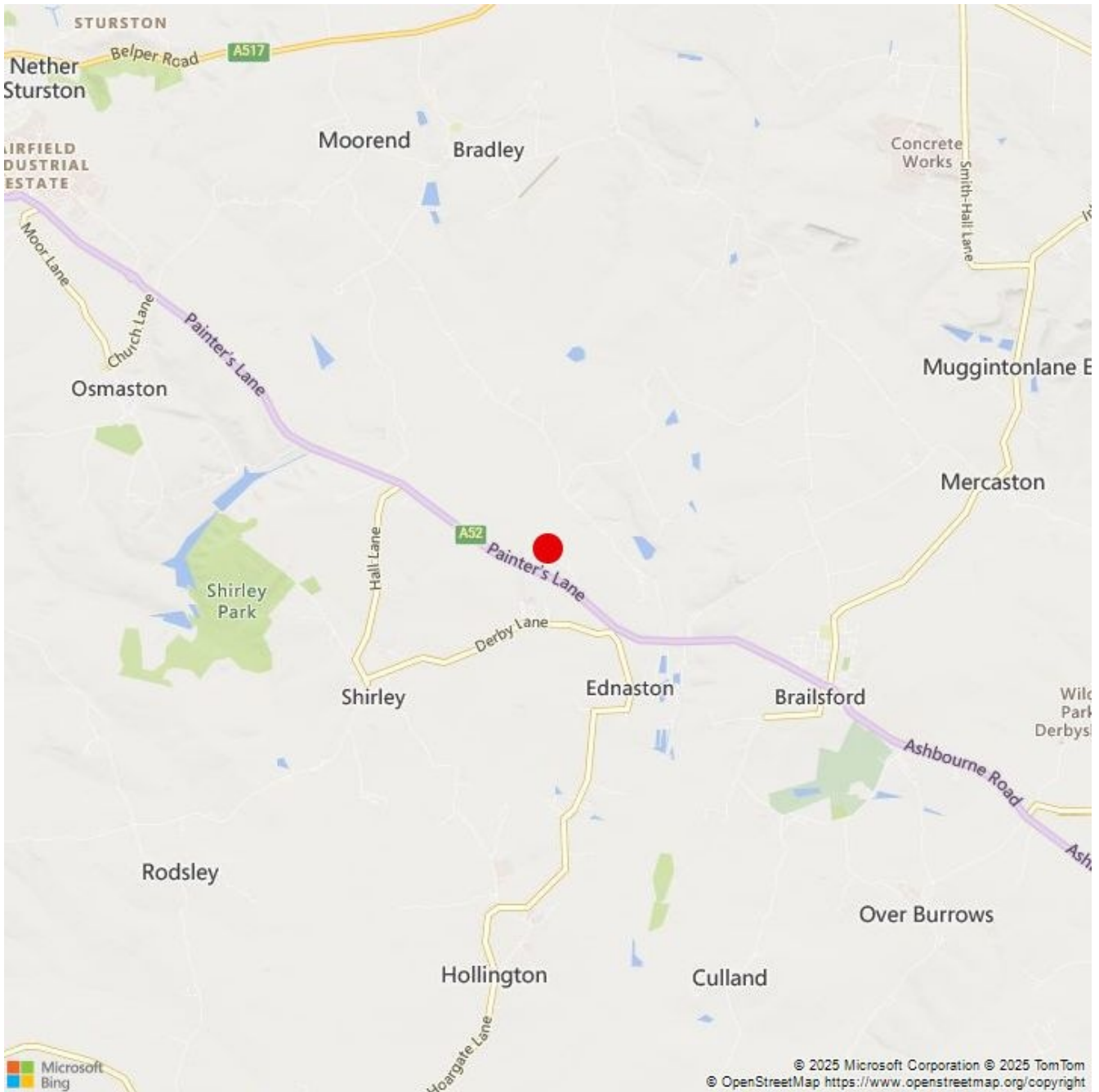
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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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