

FIRST FLOOR OFFICE , TO LET

## SUITE 2, 45 FRIAR GATE

Derby, DE1 1DA



### KEY FEATURES

- Rent: £1,000.00 per month
- 870 Sq Ft (80.82 Sq M)
- Office and separate meeting room
- Self contained with own access, kitchen and WC
- With intercom entry, air con and central heating
- Just 0.5 mile walk, east of Derby market place
- Easy in Easy out
- Located in City Centres main professional and business district

### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

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

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### LOCATION

The property is located on the periphery of Derby city centre, just a 0.5 mile walk east of the market place. Friar Gate is generally regarded as one of Derby's most important conservation areas and is in the heart of the City's main professional and business district within the Cathedral Quarter.

Friar Gate itself is one of the main arterial routes into the City and forms part of the inner ring road and links with the A38/A52 (Burton/Ashbourne) to the West and A52/A38 (Nottingham/M1) to the East.

There are a number of quality restaurants and bars within a short walk. There are a number of contract car park facilities close by.

### DESCRIPTION

Self Contained Office with meeting room, kitchen & WC. Good specification. Easy in, Easy out. Finished with air con, central heating, perimeter trunking, carpet flooring and CAT II lighting.

The office is set within an attractive Grade II\* Listed Georgian period office building with impressive entrance off Friar Gate.

### 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
Suite 2 First floor	870	80.82
<b>TOTAL</b>	<b>870</b>	<b>80.82</b>

### PLANNING

We believe the property has been used for Classes E and of the Town and Country Planning (Use Classes) Order 1987 but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services 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

Each suite is individually assessed for business rates. The RV for suite 2 is £4500 and falls within the threshold for 100% small business rates relief subject to status. All rating information and enquiries should be directed to the rating team at the Local Authority.

### TENURE

The premises are available to let by way of a easy in, easy out licence. Minimum term of 1 year.

### RENT

The premises is available to rent for £1,000.00 per month.

### VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

### EPC

D(88)

### 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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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

11-Nov-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

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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.

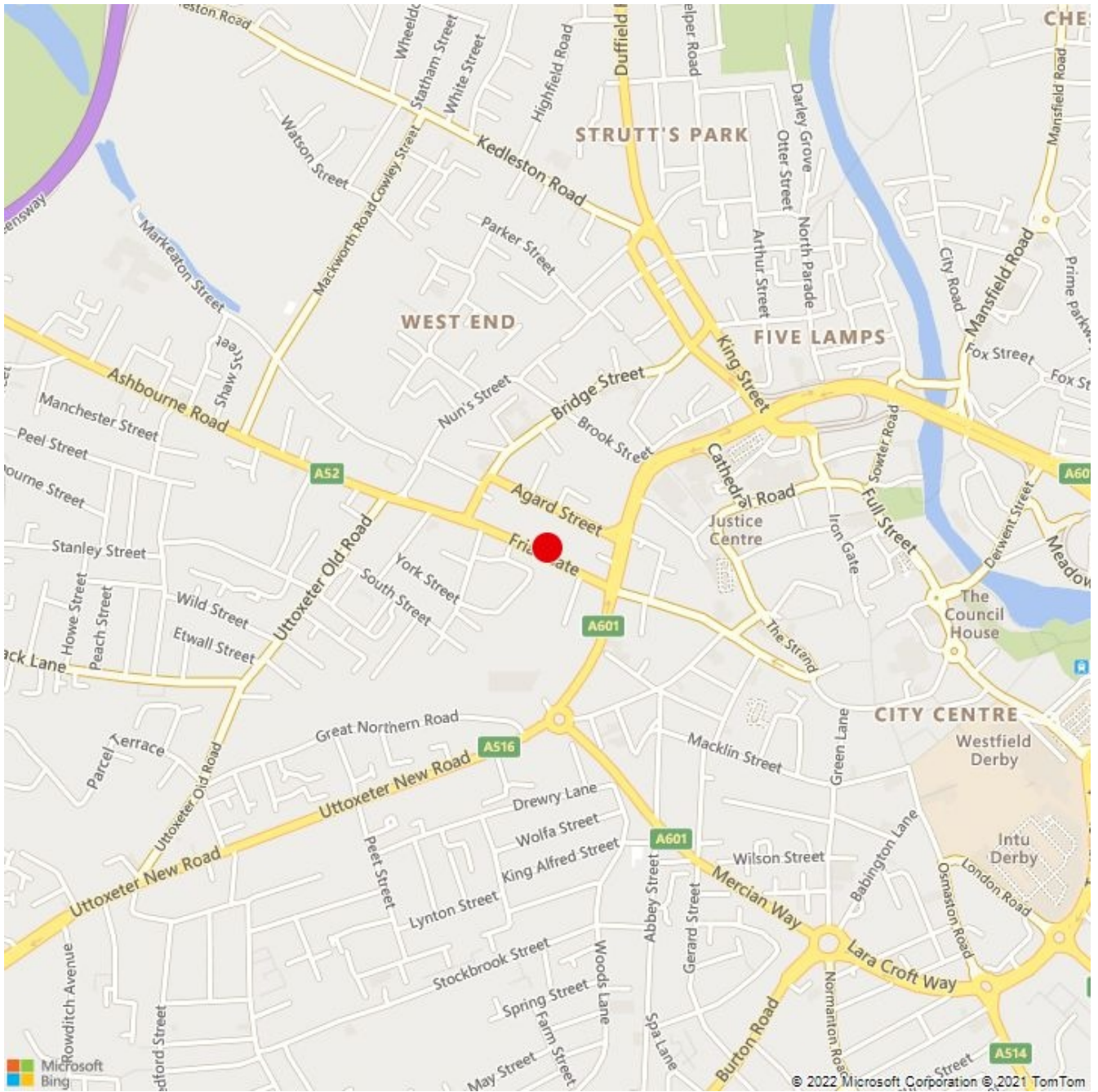
3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and 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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