

OFFICE SUITE, TO LET

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# OFFICE 11B & 12 GLENEAGLES HOUSE, VERNON GATE

Derby, DE1 1UP



## KEY FEATURES

- Rent: £12,750 per annum
- 1,018 Sq Ft (94.57 Sq M)
- Well presented office
- Predominantly open plan with
- Manager's office, meeting room & kitchen
- 3 allocated parking spaces
- In Derby's main professional business district
- 0.6 mile walk east of Derby market place

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## OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

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

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### LOCATION

The property is located on the periphery of Derby city centre, just a 0.6 mile walk east of the market place.

Vernon Gate is located just off Friar Gate, which 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.

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

DRAFT DETAILS Well presented office suite. In popular business district. 3 allocated parking spaces. Predominantly open plan with meeting room, manager's office, kitchen & shared WC facilities. Benefits from intercom entry, 24 hour access, carpeted floors, floor boxes & perimeter trunking for power and suspended ceilings. First floor office with lift access.

Office available from July 2026.

### 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
<b>TOTAL</b>	<b>1,018</b>	<b>94.57</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 subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services with the exception of gas 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

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:** £10,750

### SERVICE CHARGE

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

The current service charge budget is £4 per Sq Ft.

### 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 £12,750 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

C(64)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://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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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded square background.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

21-May-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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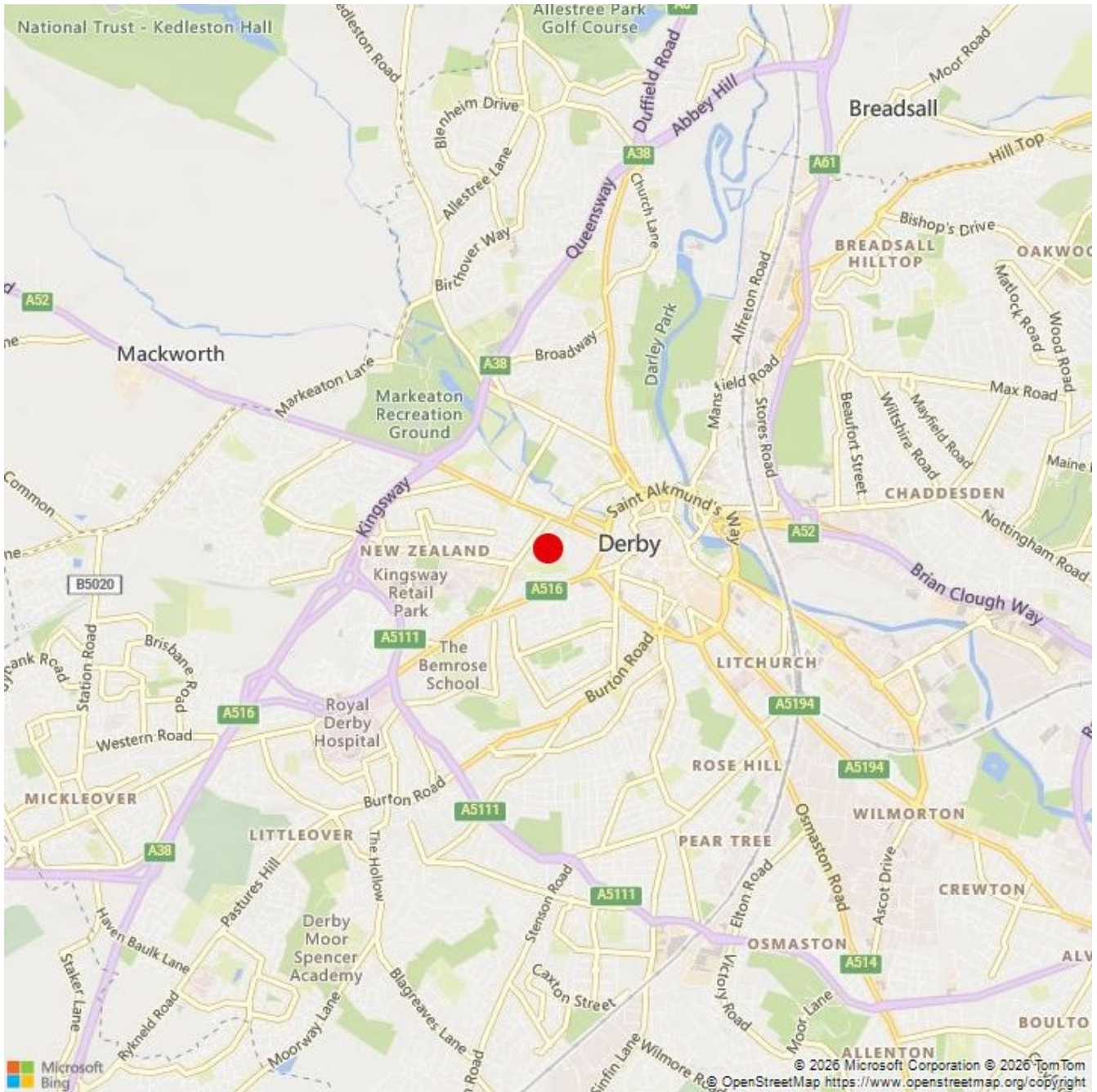
### IMPORTANT NOTICE

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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