

LARGE OFFICE, TO LET

---

## SUITE 3E, 42 FRIAR GATE

Derby, DE1 1DA



### KEY FEATURES

- Rent: £800.00 per month
- 701 Sq Ft (65.12 Sq M)
- Some bills included
- 24hr access via intercom entry
- Shared kitchen and WCs
- Car parking facilities nearby
- Located in Derby's professional & business area
- Neighbouring office suites available, please contact OMEETO for more details

---

### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

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

OMEETO

## TO LET - LARGE OFFICE

---

### LOCATION

The office 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

Office with a view! Easy In Easy Out. Some bills included. With central heating, intercom entry, 24 hour access. Set within attractive Grade II Listed property with impressive entrance off Friar Gate. The office is located on the first floor and has shared kitchen & WCs.

### 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>701</b>	<b>65.12</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

The office is offered on a "semi-inclusive" rental basis. Rent includes: water, gas, waste disposal (of general office waste only), maintenance (interior and exterior shared areas), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable) and the office has a sub meter for electric usage.

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 Offices and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

**Rateable Value:** £7,900

### TENURE

The office is 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 £800.00 per month.

### VAT

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

### EPC

D(88)

### 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

---

## OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

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



OMEETO

## TO LET - LARGE OFFICE

---

### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

28-Aug-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

**Ruby Scott-Mullen**

01332840328

07398390967

rubysm@omeeto.co.uk

### IMPORTANT NOTICE

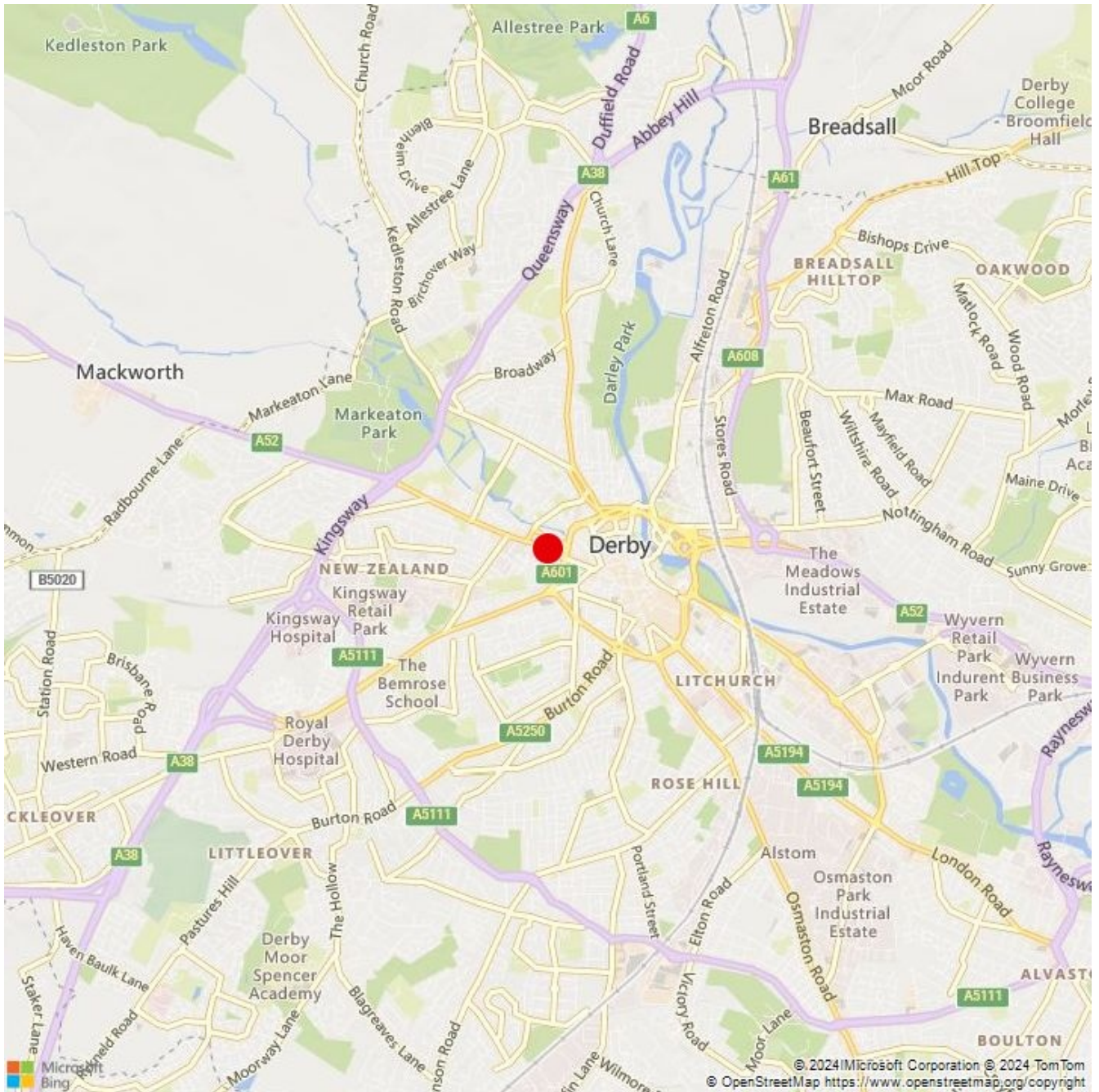
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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.



OMEETO

## TO LET - LARGE OFFICE



### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO