

OFFICE, TO LET

## 4 OAKLANDS BUSINESS CENTRE, 103 DUFFIELD ROAD

Darley Abbey, Derby, DE22 1AE



### KEY FEATURES

- Rent: £940.00 per month
- 300 Sq Ft (27.87 Sq M)
- Inclusive rental
- Superbly finished
- Impressive boardroom & kitchen facilities
- Shower & WCs
- On-site parking with EV charging points
- Fob & intercom entry

### 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 Duffield Road (A6) in the popular Five Lamps area; a mixed use suburb a short walk (0.5 miles) north of Derby City Centre.

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

What 3 Words Location: paying.twigs.wide

### DESCRIPTION

Easy in, easy out. Bills included. Superbly finished first floor office in attractive period property. With parking & access to EV charging, shared kitchen, shower & WCs and impressive boardroom. The building has CCTV, fob entry, intercom and alarm system.

Parking available on a first come first serve basis, with reasonable use accommodated. There are 2 EV charging points on-site.

### 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>300</b>	<b>27.87</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 office uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

The office is offered on an "inclusive" rental basis. Rent includes; water, gas, waste disposal (of general office waste only), maintenance (interior and exterior), cleaning of common areas and internet.

Incoming tenants are to arrange their own telephones and are responsible for payment of any business rates (if applicable). 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 100% rates relief.

**Rateable Value:** £2,225

### TENURE

Office for rent by way of a easy in, easy out licence. Minimum term of 1 year.

### RENT

The premises is available to rent for £940.00 per month.

### 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 (66)

### 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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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

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### PARTICULARS UPDATED

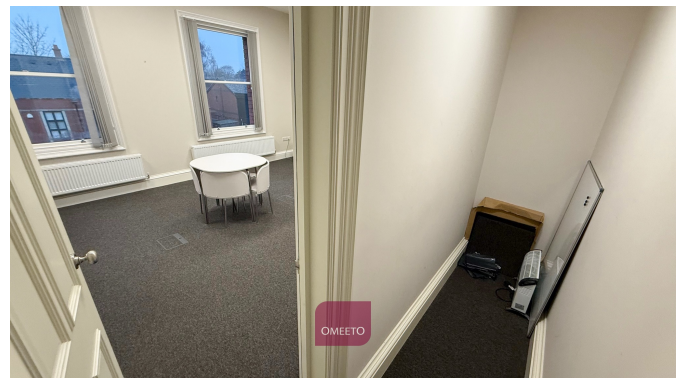
12-Sep-2025

### 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

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### IMPORTANT NOTICE

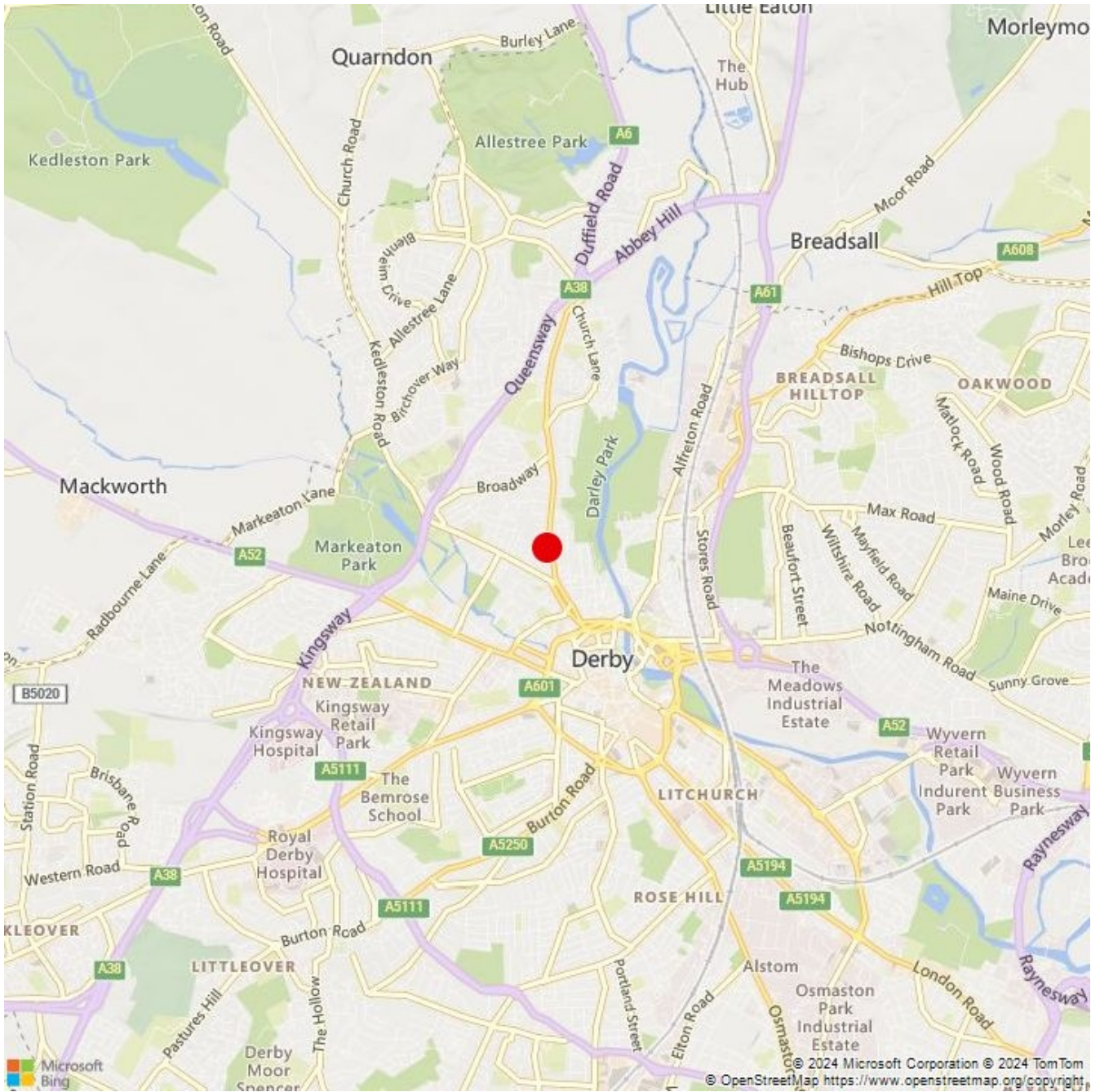
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing. 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