

SPACIOUS OFFICE, TO LET

29 COLLEGE BUSINESS CENTRE, UTTOXETER NEW ROAD

Derby, DE22 3WZ



KEY FEATURES

- Rent: £1,607 per month
- 756 Sq Ft (70.23 Sq M)
- Inclusive rent
- Manned reception
- Shared kitchen and WC facilities & showers
- Parking on a first come first serve basis
- Excellent public transport links
- Less than 1 mile from Derby City Centre

OMEETO DERBYSHIRE

01332 840 328
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LOCATION

The offices to rent are located on Uttoxeter New Road (A516) less than a mile from Derby City Centre. A516 is a main arterial route linking Derby City Centre with the outer ring road and Kingsway A38.

A number of high street retail units and local conveniences are located along Uttoxeter New Road. Royal Derby Hospital is within c 1.5 miles and occupiers at Kingsway Business Park include Sainsbury's, Costa, Subway, Gregg's, Marks & Spencers and more.

Excellent commuter and public transport links are close by.

What 3 Words Location: formed.wiped.below

DESCRIPTION

Large first floor office suite with parking. The property benefits from manned reception, shared kitchen, WCs & showers, 24/7 access and meeting rooms available to hire. Well behaved pets accepted.

The property has a car park on a first come first serve basis.

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
TOTAL	756	70.23

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 suites are offered on an "inclusive" rental basis. Rents included water, electric, gas, maintenance of common areas and business rates.

2MB Internet & telephone handsets are included. Calls are charged separately.

TENURE

Office for rent by way of an easy in, easy out lease. Minimum term 1 year.

RENT

The premises is available to rent for £1,607 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

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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, 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

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PARTICULARS UPDATED

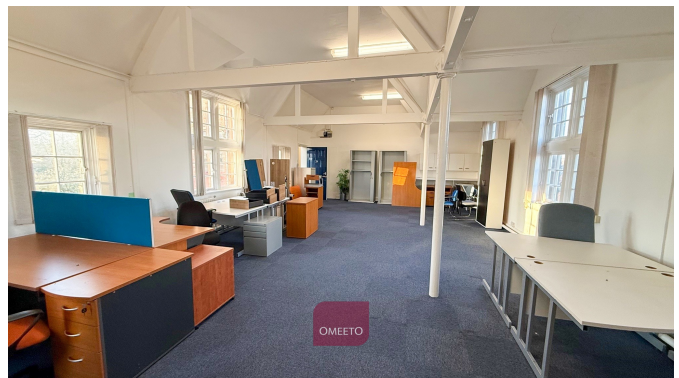
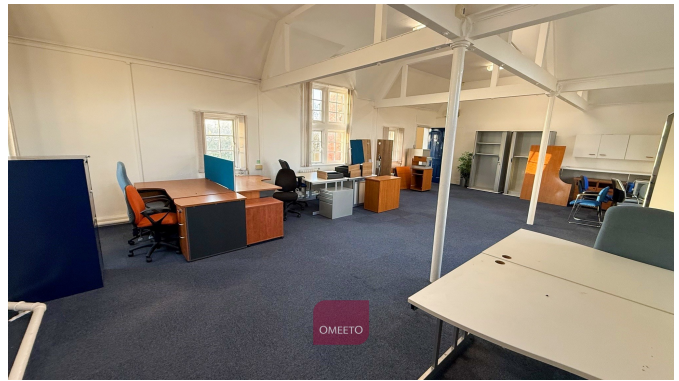
11-Mar-2025

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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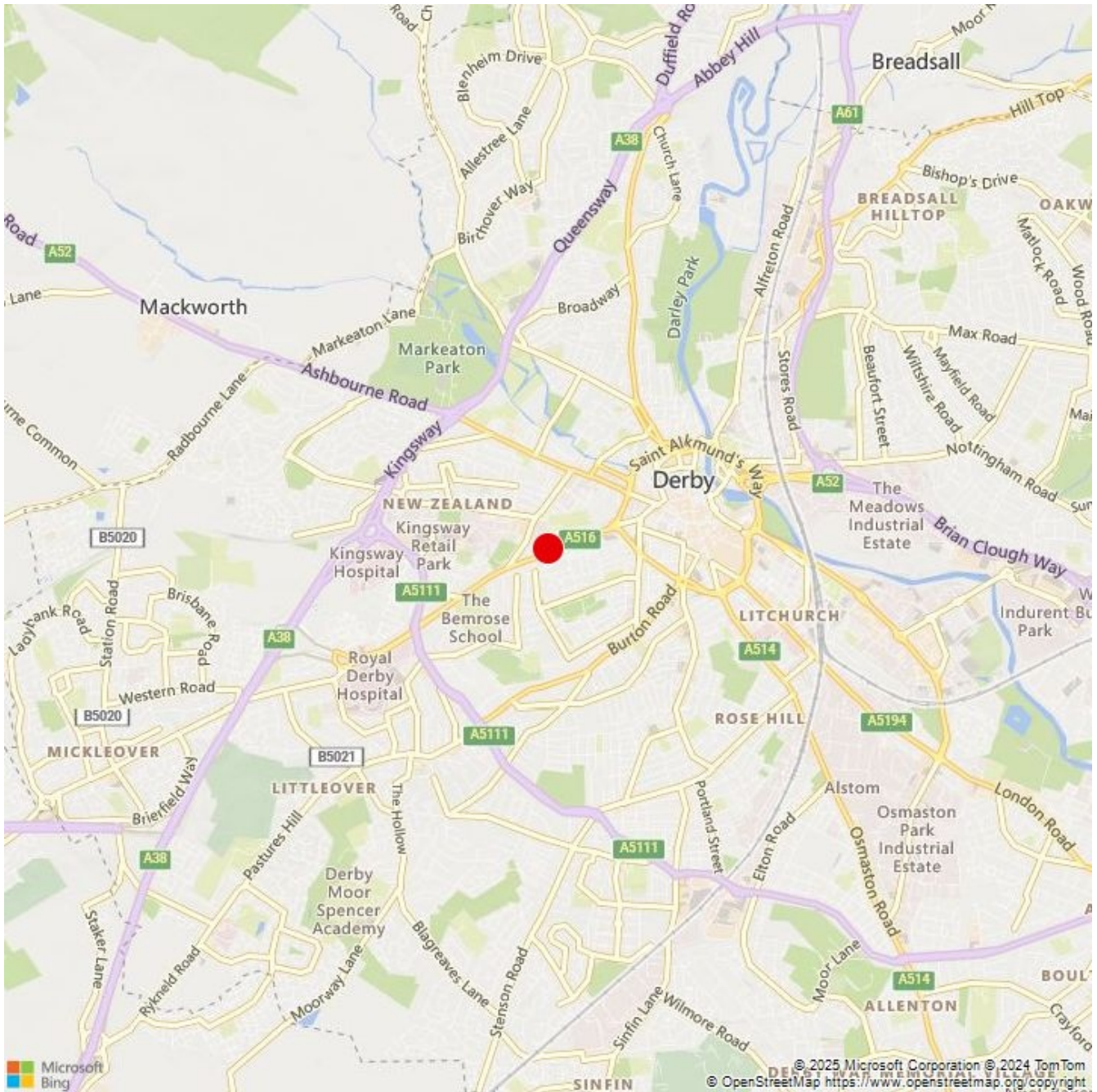
IMPORTANT NOTICE

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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