

GROUND FLOOR OFFICE, TO LET

SUITE 3 RIVERSIDE BUSINESS CENTRE, FOUNDRY LANE

Milford, Belper, DE56 0RN



KEY FEATURES

- Rent: £800.00 per month
- 707 Sq Ft (65.68 Sq M)
- 1gb up & down leased line available
- Open plan
- Finished to a high standard
- On-site access control parking + street parking
- Located off A6, 1.9 miles from Belper
- Tranquil setting with riverside walks

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TO LET - GROUND FLOOR OFFICE

LOCATION

Milford is a semi rural commuter village in the Amber Valley district of Derbyshire, situated approximately 1.9 miles south of Belper and 6.2 miles north of Derby.

The offices are located on Foundry Lane, off the busy Derby Road (A6) opposite the Palfrey Restaurant.

There is a bus stop on the A6, a main commuter route which connects with Belper to the north and Derby to the south.

DESCRIPTION

Attractive ground floor office. 1gb up & down leased line. 3 allocated parking spaces in an access controlled car park. Street Parking locally.

The office to let is open plan with kitchenette. Shared WC & shower. Finished to a high standard with air con, intercom entry, lift access, good distribution of power and data. Available from May 2026

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice.

FLOOR	Sq Ft	Sq M
TOTAL	707	65.68

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.

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: £5,600

SERVICE CHARGE

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

The current service charge budget is £175.92 per month.

TENURE

Office to let by way of a new lease for a minimum term of 3 years.

All mains services with the exception of gas are connected to the property. Electricity is recharged based on sub meter readings.

The Suite has 1gb up & down leased line; 3 months free then £72.50 + VAT per month after.

The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RENT

The premises is available to rent for £800.00 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

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VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with pre-arranged parties.

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The OMEETO logo is a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

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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

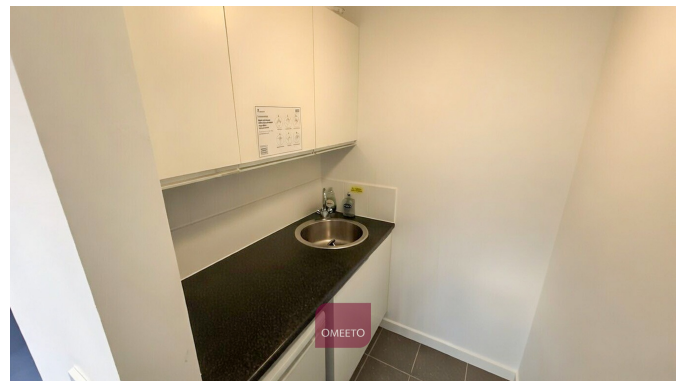
06-Feb-2026

NOTE

Plans, maps drawings are not to scale.

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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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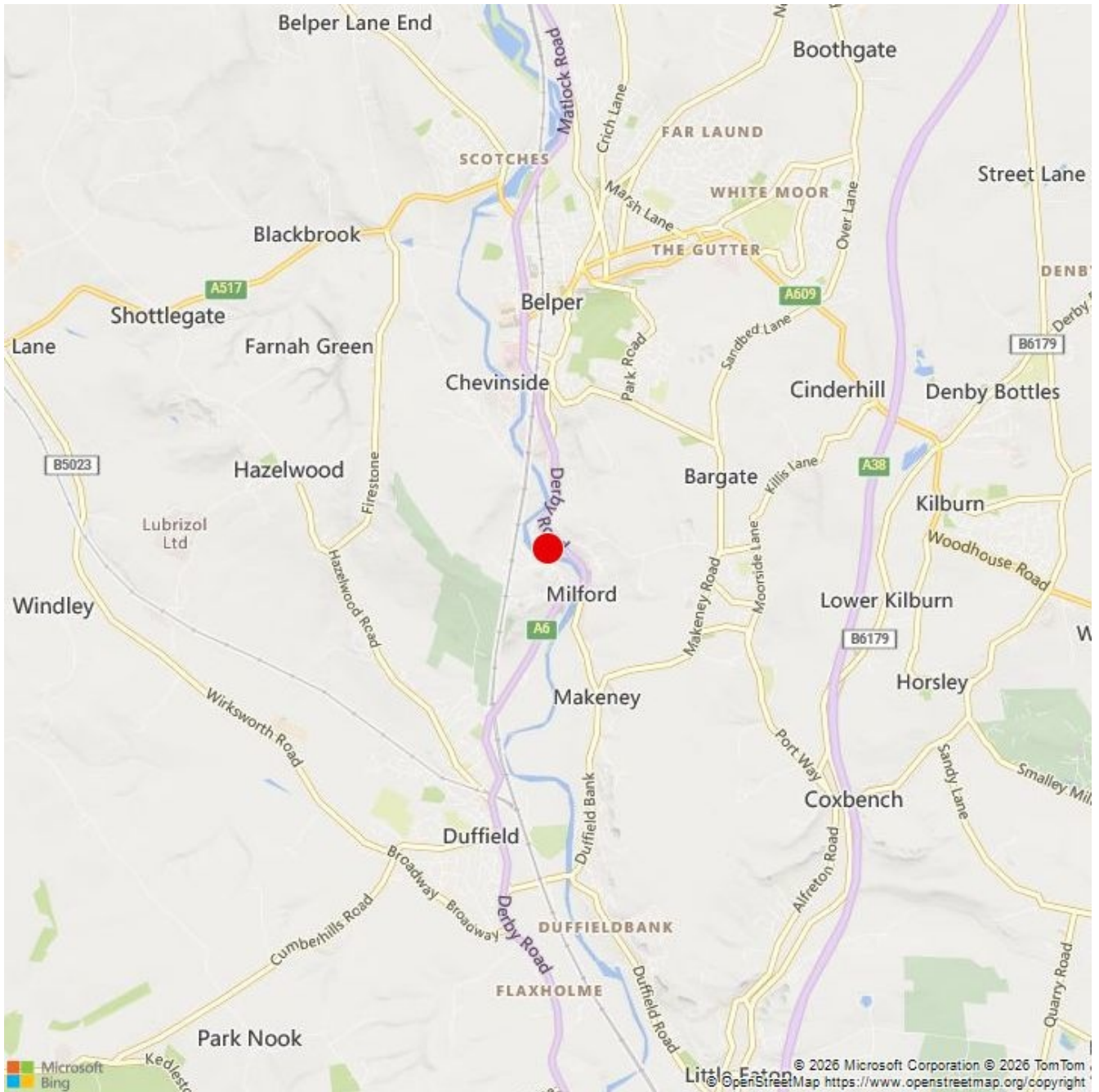
IMPORTANT NOTICE

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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