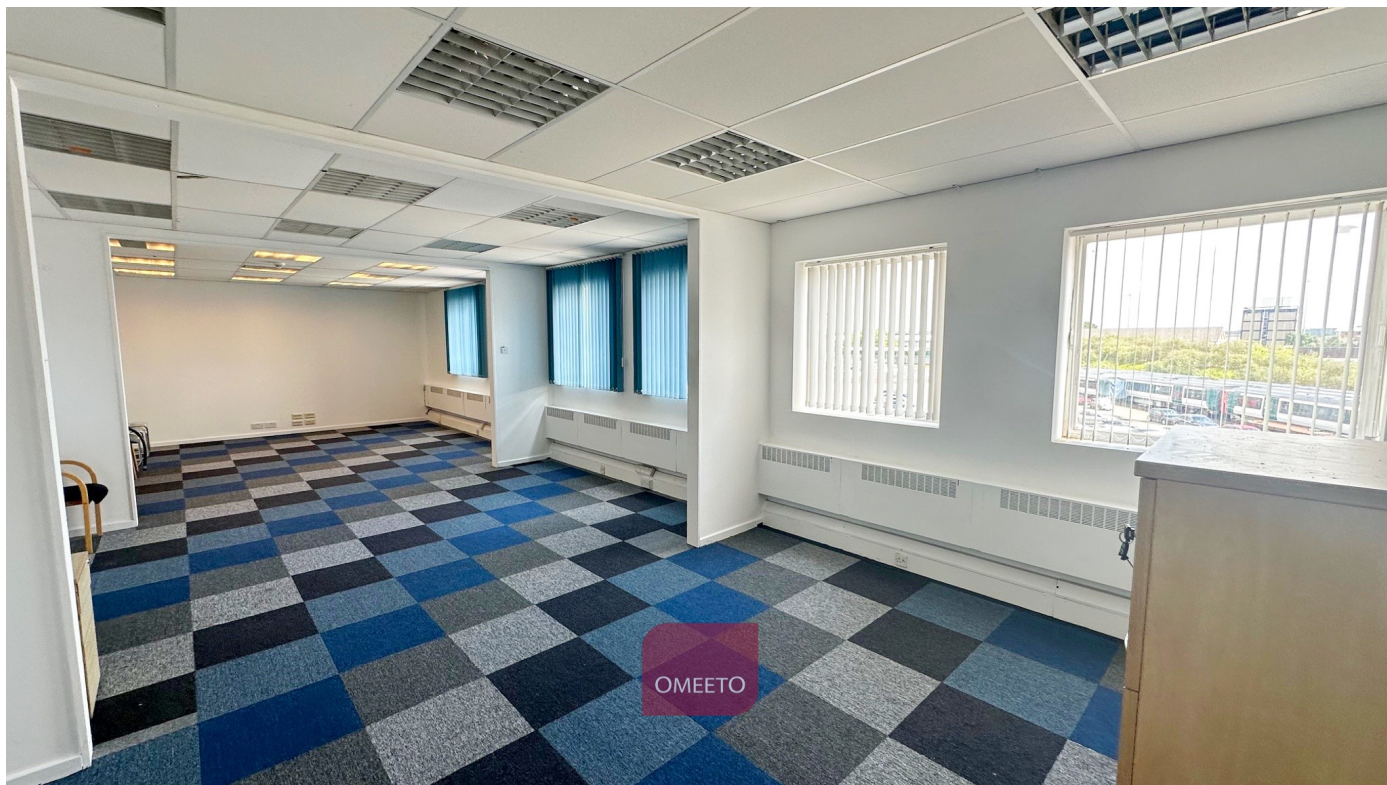


SECOND FLOOR OFFICE, TO LET

SUITE 2.3A, LITCHURCH LANE

Derby, DE24 8AA



KEY FEATURES

- Rent: £710.50 per month
- 609 Sq Ft (56.58 Sq M)
- Shared kitchen, WC facilities & lift access
- Carpeted floors and suspended ceilings
- CCTV
- Ample parking on first come first serve
- Excellent commuter links
- 1.2 miles from Derby City Centre

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LOCATION

The offices to rent are located approx 1.2 miles Southeast of Derby City Centre.

The Litchurch Plaza is superbly positioned for commuter and public transport links. The property is just off Osmaston Road; a main route into the city centre, linking with the A601 Lara Croft Way (Derby's Inner Ring Road). Derby Train Station is 0.7 miles North of the property.

DESCRIPTION

Easy in, easy out office. Well presented second floor office, finished with carpeted floors and suspended ceilings. The property has shared kitchen on each floor and WCs and benefits from lift access and CCTV. Well behaved pets accepted.

The property has ample car parking operating 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	609	56.58

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 100% rates relief.

Rateable Value: £5,000

TENURE

Office for rent by way of an easy in, easy out lease. Minimum term 1 year. Included in the rent: Gas, Water & Parking. Excluded is: Electric, Business rates if applicable, Phones/handsets, Internet and a one-off £75 + VAT fee to set up internet.

RENT

The premises is available to rent for £710.50 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

D (85)

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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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

02-Dec-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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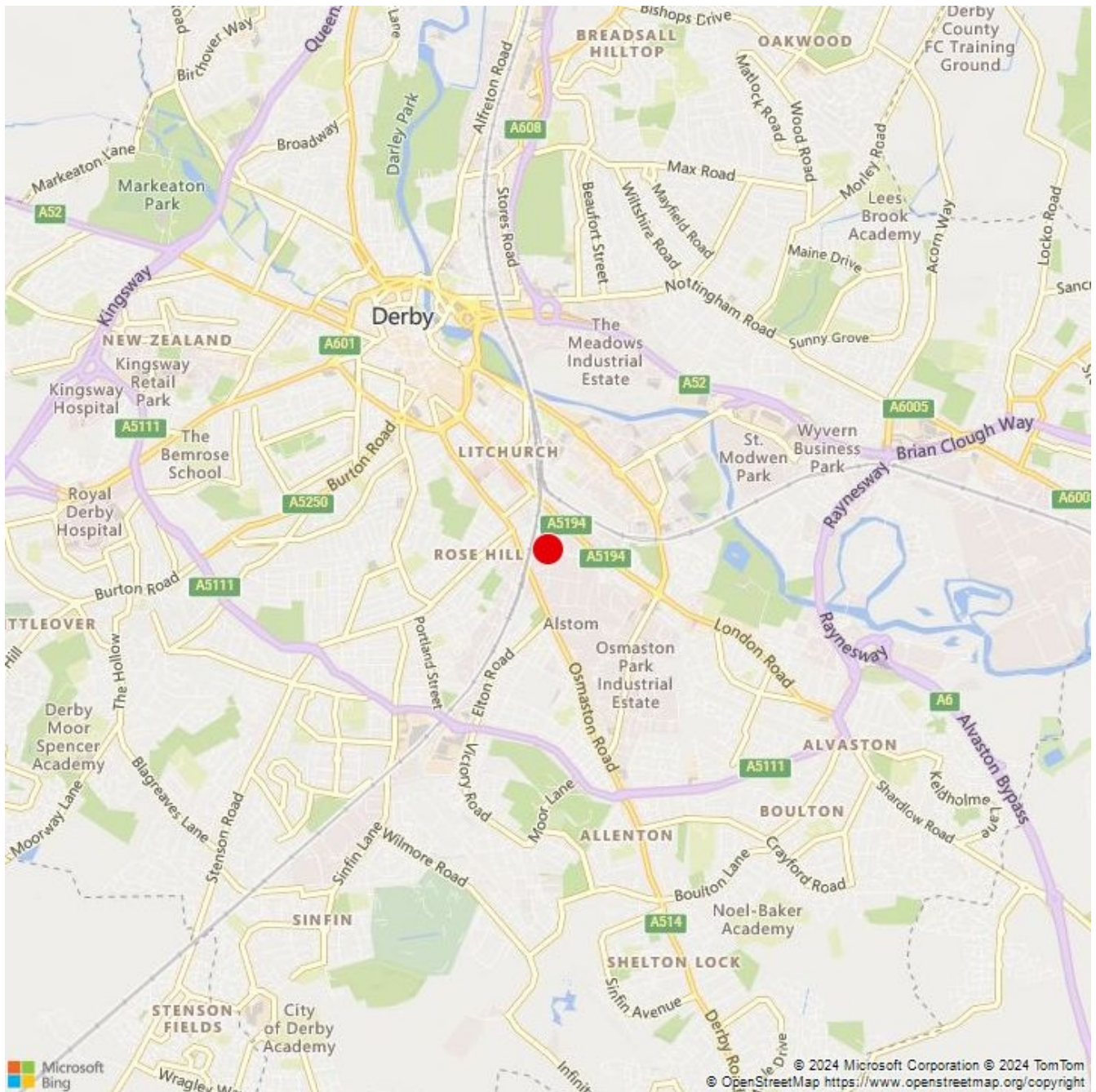
IMPORTANT NOTICE

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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