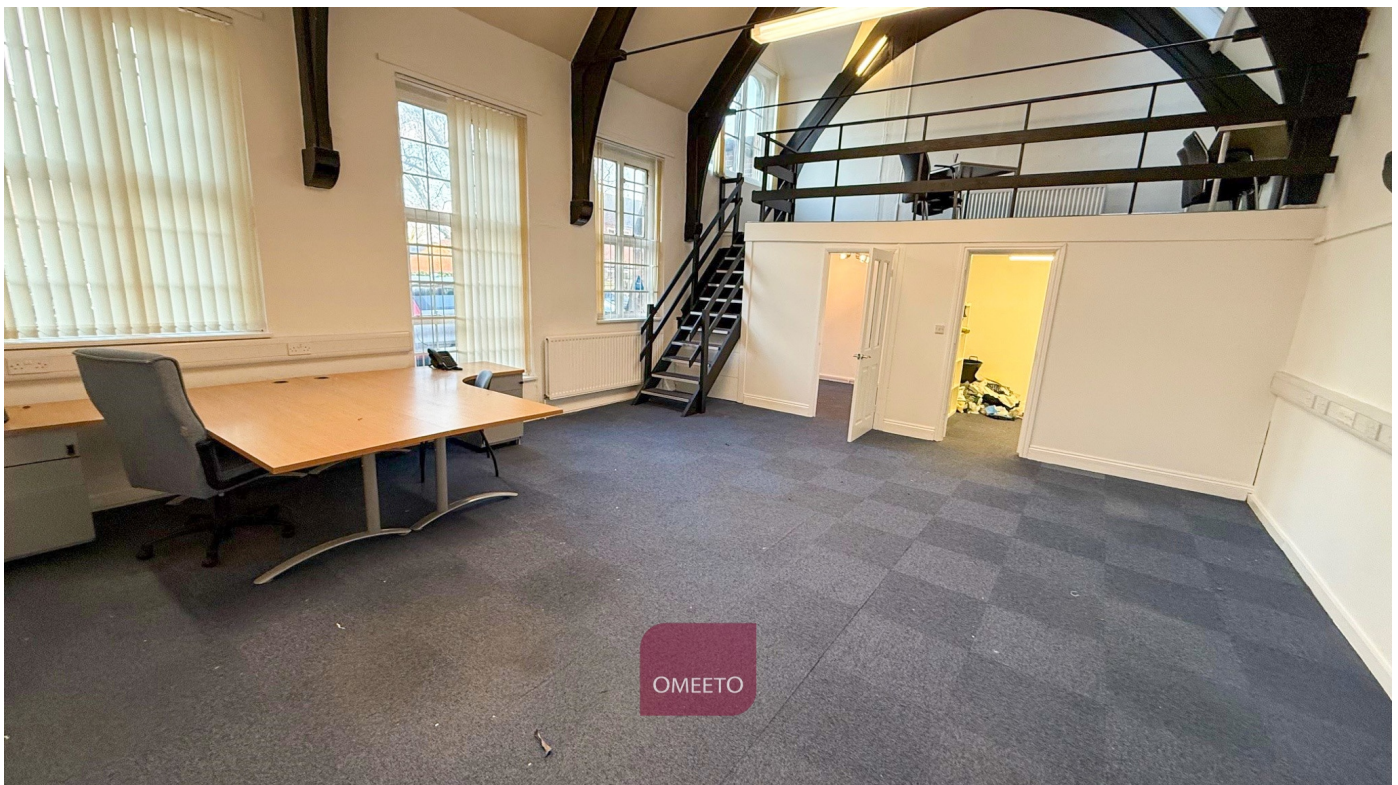


OFFICES, TO LET

E4 COLLEGE BUSINESS CENTRE, UTTOXETER NEW ROAD

Derby, DE22 3WZ



KEY FEATURES

- Rent: £1,279 per month
- 731 Sq Ft (67.91 Sq M)
- Inclusive rent
- Office with reception & meeting room
- Shared kitchen and WC facilities
- Parking on a first come first serve basis
- Excellent public transport links
- Less than 1 mile from Derby City Centre

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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

Well presented office with reception, manager's office and first floor meeting room. Direct access to car park. The property benefits from shared kitchen, WCs, 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	731	67.91

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

All mains services are connected to the property. Included in the rent is: electric, water (shared WCs/Kitchen), gas (shared kitchen), Business rates, internet (2Mbps included, anything more is chargeable), free onsite parking based on first come first served. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

Excluded and responsible of the new tenant: one-off £75 + VAT fee to set up internet, signage (if required), meeting room hire.

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 £1,279 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

D(87)

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 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

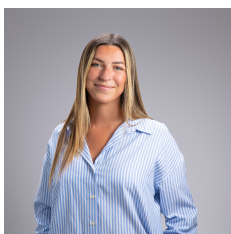
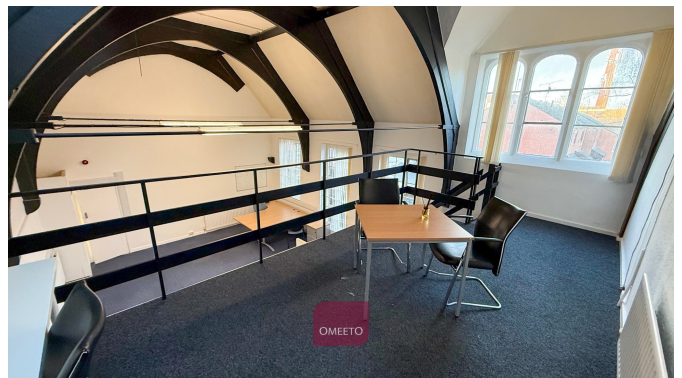
02-Dec-2025

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

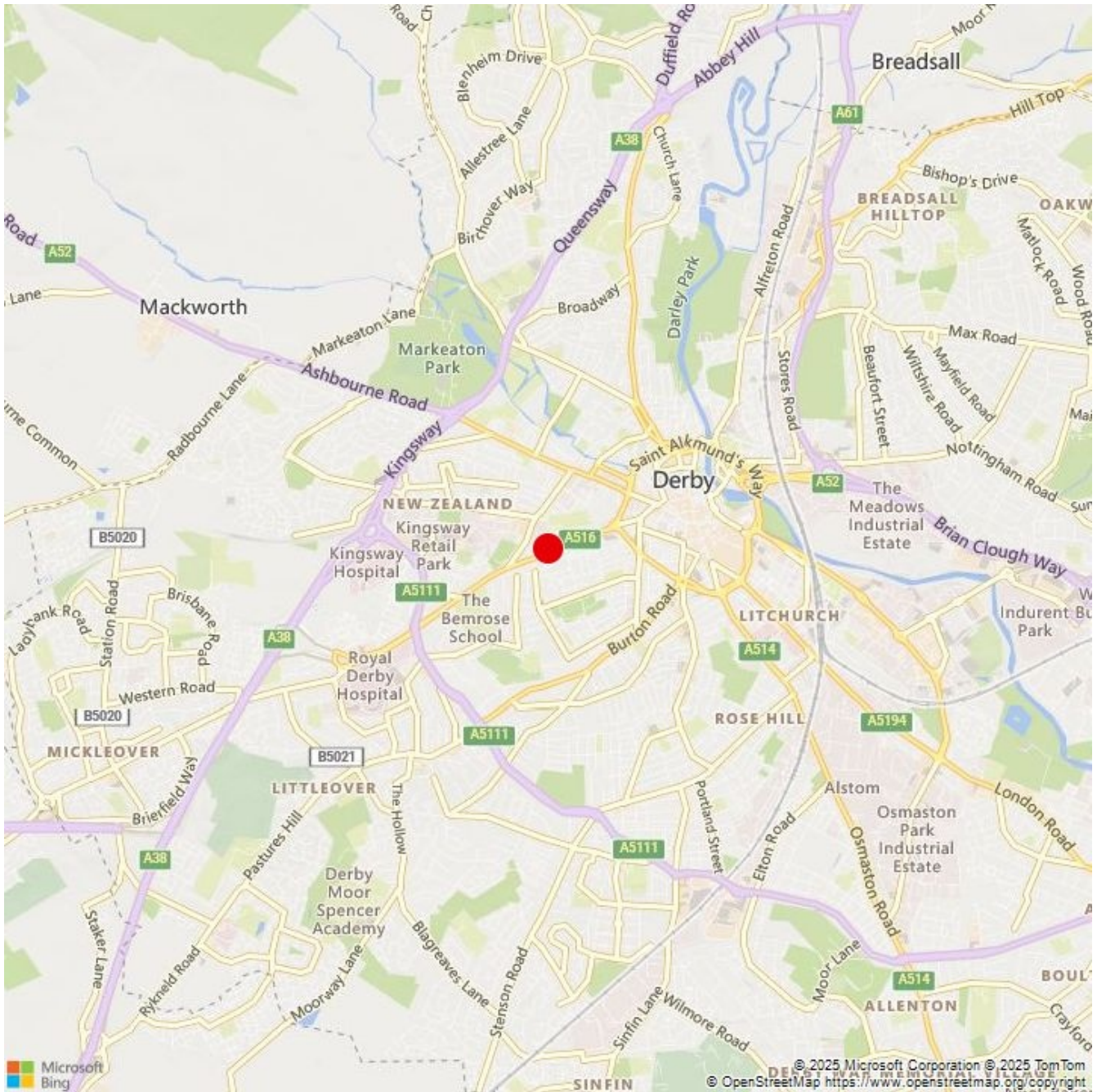
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) 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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