

OFFICE, TO LET

---

## ANNEXE A, CHEVIN ROAD

Belper, DE56 2UN



### KEY FEATURES

- Rent: £550.00 per month
- 220 Sq Ft (20.44 Sq M)
- Well presented office suite
- In countryside setting
- 2 offices/treatment rooms, WC & shower
- Suitable for a variety of uses
- Allocated parking space & shared visitor parking
- Just 2.6 miles southeast of Belper

---

### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

[omeeto.co.uk](http://omeeto.co.uk)

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

## TO LET - OFFICE

---

### LOCATION

The premises is situated in the Amber Valley district of Derbyshire approximately 2 miles north of Milford, 2.5 miles southeast of Belper and 2.6 miles north of Duffield.

Chevin Road links with Milford to the south and the A517 to the north for swift, easy access into Belper. Milford provides basic amenities to include Just Ice Cafe, The Strutt Arms Pub and Restaurant and Soi Kitchens. An excellent range of town centre amenities to include a bus and train station are situated in Belper.

### DESCRIPTION

Well presented office suite in a pleasant countryside setting. Self contained with two office/treatment rooms, WC & shower facilities. Allocated parking space & shared visitor parking available on-site. Suitable for a variety of uses STP.

### 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>220</b>	<b>20.44</b>

### PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning Use Class Order 2020 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. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

The tenant shall pay a utilities fee of £75 per month to cover electricity, water and gas bills.

### RATING

The property is to be separately assessed for rating purposes.

### TENURE

Office to let by way of a new lease for a term of years to be agreed.

### RENT

The premises is available to rent for £550.00 per month.

### VAT

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

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) 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.

---

## OMEETO DERBYSHIRE

01332 840 328  
[derbyshire@omeeto.co.uk](mailto:derbyshire@omeeto.co.uk)

[omeeto.co.uk](http://omeeto.co.uk)

The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

## TO LET - OFFICE

---

### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

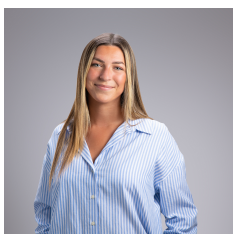
08-Apr-2026

### 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

**Ruby Scott-Mullen**

01332840328

07398390967

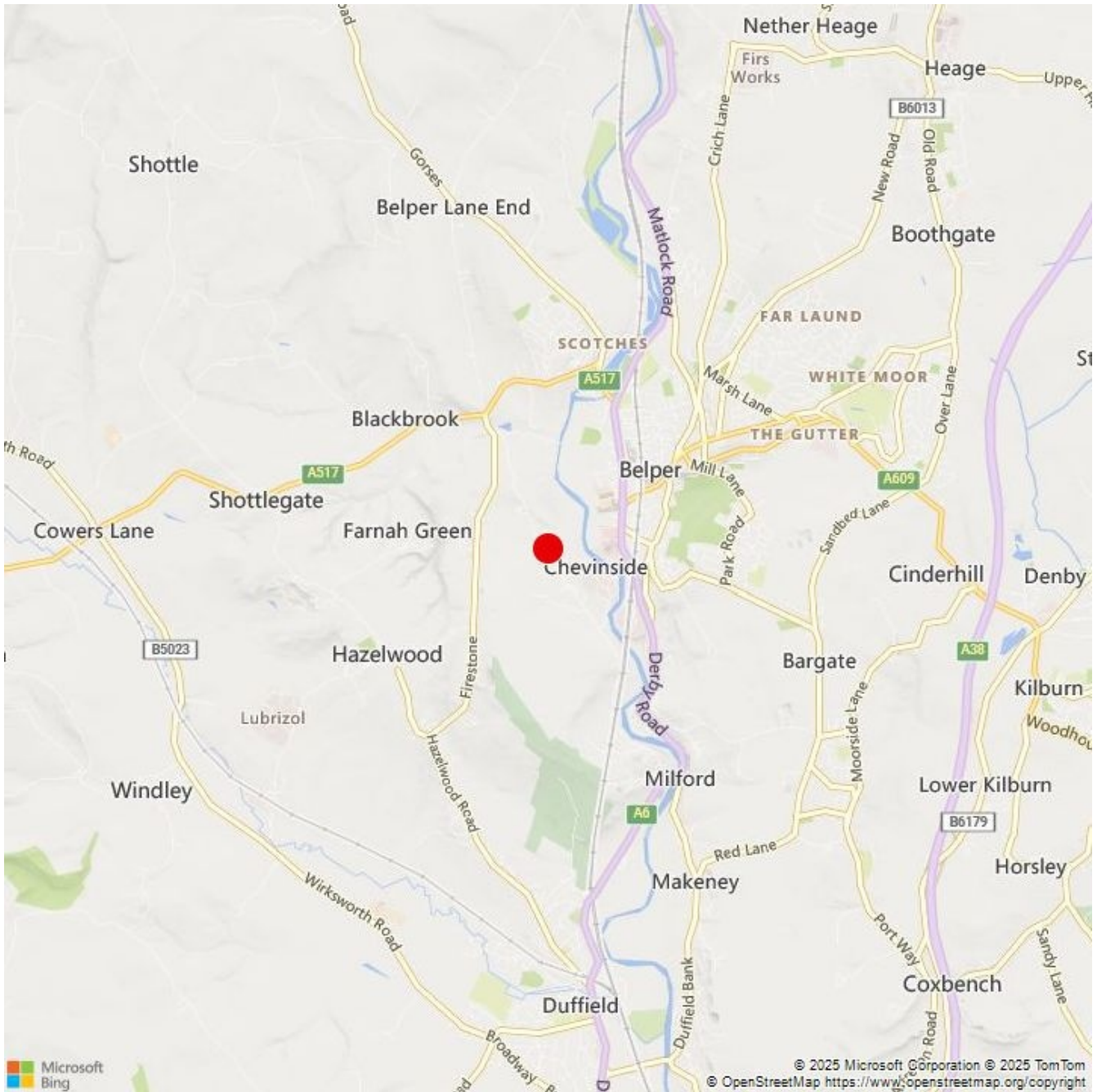
rubysm@omeeto.co.uk

### 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.

The OMEETO logo is displayed in white, uppercase letters on a dark red, rounded rectangular background.



**OMEETO DERBYSHIRE**

01332 840 328  
derbyshire@omeeto.co.uk

omeeto.co.uk

