

OFFICE SUITE, TO LET

# THE ATTIC, 78-79 FRIAR GATE

Derby, DE1 1FL



## KEY FEATURES

- Rent: £1,200 per month
- 438 Sq Ft (40.69 Sq M)
- Newly refurbished office
- Bills included
- Easy in, Easy out
- Other offices available
- Parking onsite £80 per space pcm

## OMEETO DERBYSHIRE

01332 840 328  
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[omeeto.co.uk](http://omeeto.co.uk)

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## TO LET - OFFICE SUITE

### LOCATION

The office is located on the periphery of Derby city centre, just a 0.5 mile walk east of the Market Place. Friar Gate is generally regarded as one of Derby's most important conservation areas and is in the heart of the city's main professional and business district within the Cathedral Quarter.

Friar Gate itself is one of the main arterial routes into the city and forms part of the inner ring road and links with the A38/A52 (Burton/Ashbourne) to the West and A52/A38 (Nottingham/M1) to the East.

There are a number of quality restaurants and bars within a short walk. There are a number of contract car park facilities close by. There are a number of contract car park facilities close by.

### DESCRIPTION

Newly refurbished, well presented suite of 2 rooms. Bills included. Easy in, easy out agreement. Shared kitchen & WC facilities. Parking available at an additional cost of £80 + VAT per month per space.

Office 906 & 806 are located on the second floor.

### 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
Room 806	163	15.14
Room 906	218	20.25
<b>TOTAL</b>	<b>438</b>	<b>40.69</b>

### 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 office is offered on an "inclusive" rental basis. Rent includes: water, gas, waste disposal (of general office waste only), maintenance (interior and exterior shared areas), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable) and the office has a sub meter for electric usage.

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

### RATING

The property is to be separately assessed for rating purposes. We would anticipate that upon re assessment a tenant could apply for 100% rates relief, subject to status.

### TENURE

The office is available to let by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes: Electric, water, gas, waste disposal (of general office waste only), maintenance (interior and exterior shared areas), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable). 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 £1,200 per month.

### VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

### EPC

E (120)

### VIEWING

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

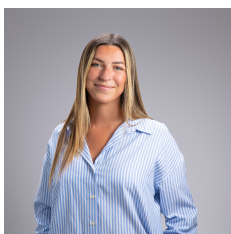
04-Mar-2026

### 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

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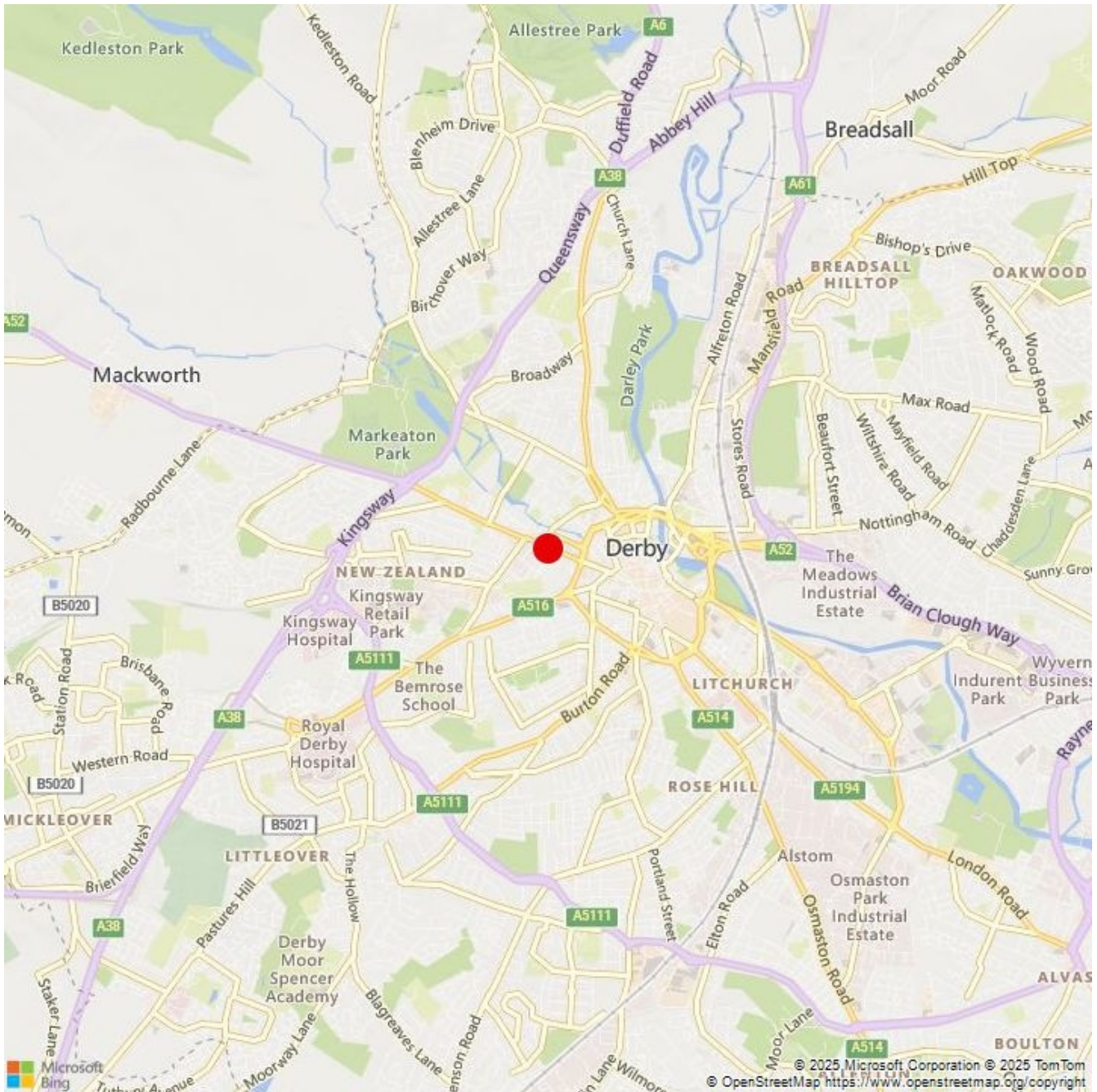
### IMPORTANT NOTICE

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.

The OMEETO logo, consisting of the word "OMEETO" in white capital letters on a dark red background.

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