

SMALL OFFICE, TO LET

SIRIUS SUITE, 20 ST. CHRISTOPHERS WAY

Pride Park, Derby, DE24 8JY



KEY FEATURES

- Rent: £388.00 per month
- 99 Sq Ft (9.2 Sq M)
- Bills Included
- Easy In Easy Out
- Manned reception
- 40Mbps broadband
- Onsite car parking

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LOCATION

Pride Park is located approx 1 mile from Derby City Centre and is generally regarded as a principle location for businesses.

The property benefits from excellent commuter and public transport links with Derby train station situated just 0.6 miles and Derby bus station 1.2 miles to the north west. The property has excellent access to the A38/A50 and the A52 which provides direct access to J25 of the M1 which lies just 7.0 miles to the east.

DESCRIPTION

Bills included including rates. Short term Easy in Easy out available. Furnished office with access to 40 Mbps leased line. Superbly finished with raised floorings (with floor boxes for power and data) and suspended ceilings with LED lighting and air conditioning. The centre benefits from a manned reception, ample meeting space, fully fitted kitchen and informal breakout area. Super fast broadband packages available.

Onsite car parking is available and reasonable use is accommodated 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	99	9.2

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 with the exception of gas 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.

TENURE

Office for rent by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes: water (in shared WC's & kitchens) electric, waste disposal (of general office waste only), maintenance (common area and exterior), cleaning of common areas and site CCTV. Super fast broadband is available with packages.

Incoming tenants are to arrange their own telephone. 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 £388.00 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 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.

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

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

13-Apr-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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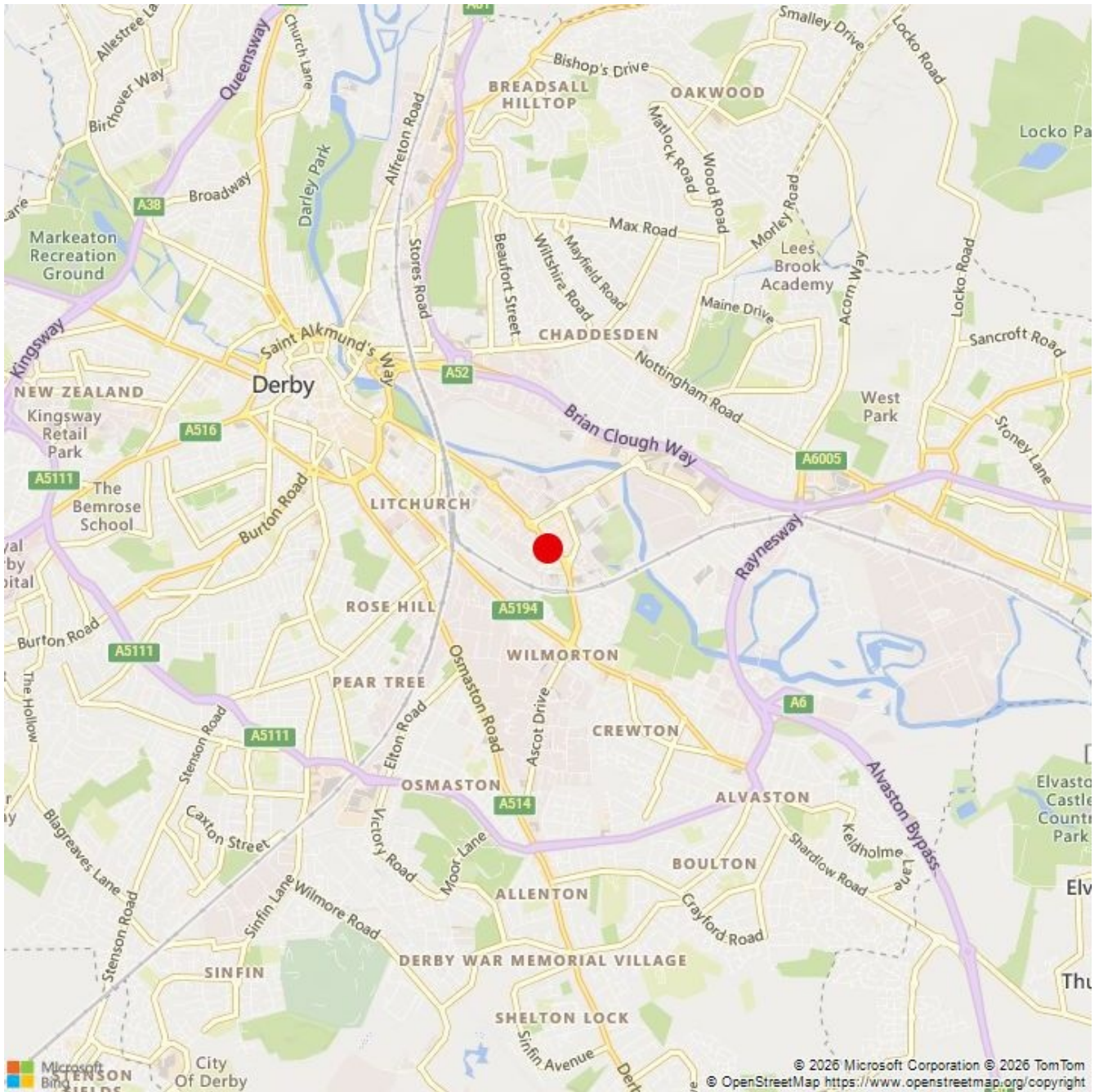
IMPORTANT NOTICE

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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