

2ND FLOOR OFFICE, TO LET

## ROOM 22 COLLEGE BUSINESS CENTRE, UTTOXETER NEW ROAD

Derby, DE22 3WZ



### KEY FEATURES

- Rent: £652.00 per month
- 301 Sq Ft (27.96 Sq M)
- Inclusive rent
- Shared kitchen and WC facilities & showers
- Parking on a first come first serve basis
- Less than 1 mile from Derby City Centre
- 24/7 access

### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

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

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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.

### DESCRIPTION

Small second floor office within an impressive building with bills included. On-site parking. The property benefits from shared kitchen, WCs & 24/7 access, manned reception 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
<b>TOTAL</b>	<b>301</b>	<b>27.96</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.

### TENURE

Office for rent by way of an easy in, easy out lease. Minimum term 1 year. 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.

### RENT

The premises is available to rent for £652.00 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

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 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

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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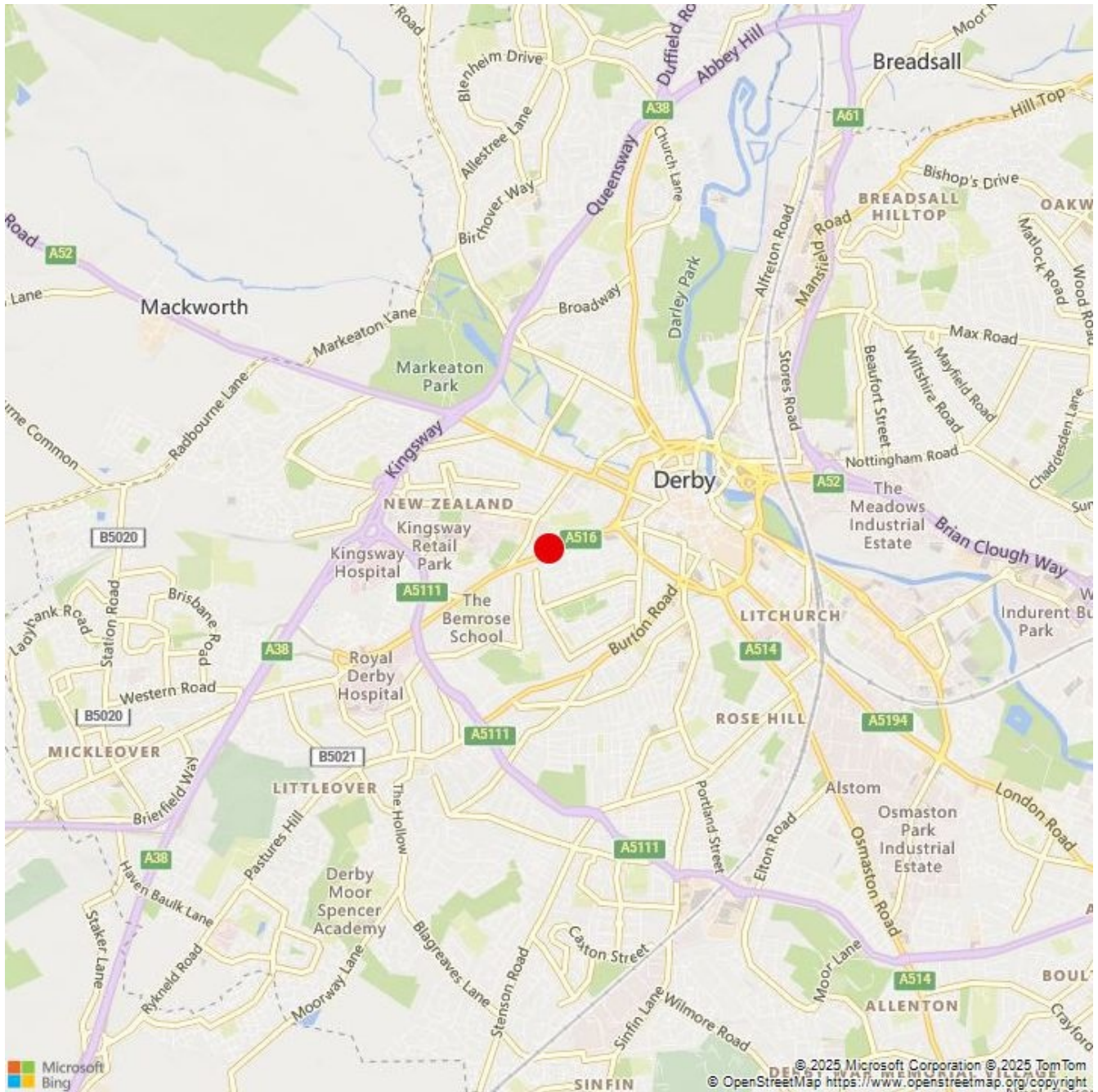
### IMPORTANT NOTICE

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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