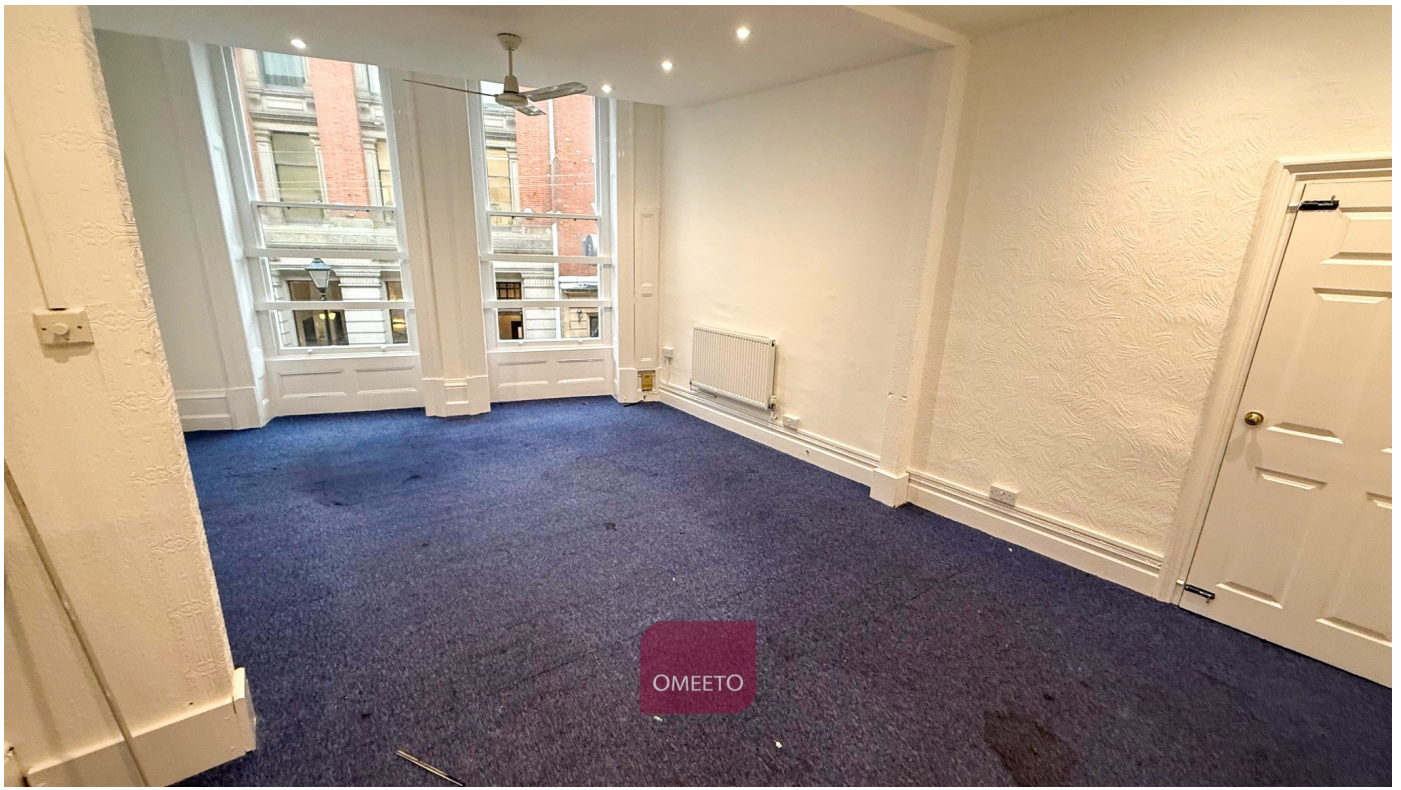


OFFICES, TO LET

UPPER FLOORS 10, IRON GATE

Derby, DE1 3FJ



KEY FEATURES

- Rent: £18,000 per annum
- 2,265 Sq Ft (210.42 Sq M)
- City Centre location
- Predominantly cellular layout
- Self Contained
- First & Second Floors
- Located in Cathedral Quarter

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TO LET - OFFICES

LOCATION

Shop to let in Derby Cathedral Quarter, with frontage onto the pedestrianised Iron Gate; one of Derby's prime retail and leisure destinations. Neighbouring Slug & Lettuce (Stonegate), Pizza Express, Nando's, The Standing Order (Weatherspoon's), Bear Coffee and a number of high quality niche / independent retailers.

The unit is just 0.1 miles north of the Becketwell regeneration area; home to Derby's first purpose built PRS scheme "The Condor" a 269 unit development & the new Vaillant Live Venue; a 3,500 seat arena. Close to Derby's refurbished Market Hall, a new city centre market hub with a vibrant food and beverage offering.

Derby bus station is 0.3 miles to the east and ParkSafe Car Park is 0.2 miles to the north.

DESCRIPTION

Self contained offices over first and second floors. Prominent location on Derby's High Street. Predominantly cellular layout with WC & kitchen facilities. Ground floor 585 sq ft retail unit also available, please contact the agents.

Externally, there is a small courtyard to the rear of the property.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice. Areas have been taken from the VOA and should be confirmed.

FLOOR	Sq Ft	Sq M
TOTAL	2,265	210.42

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. The property is Grade II Listed. List Entry: 1228261.

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.

RATING

The property is currently listed as offices and premises on VOA.gov.uk under two separate assessments as follows:

First Floor Front: £4,450 Ratable Value
First Floor Rear: £3,650 Ratable Value
Second Floor: £5,300 Rateable Value

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief, ie if two qualifying companies occupied the defined areas.

TENURE

Offices to let by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £18,000 per annum.

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

C(68)

VIEWING

Please visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our joint agents Raybould & Sons. The agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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TO LET - OFFICES

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

02-Feb-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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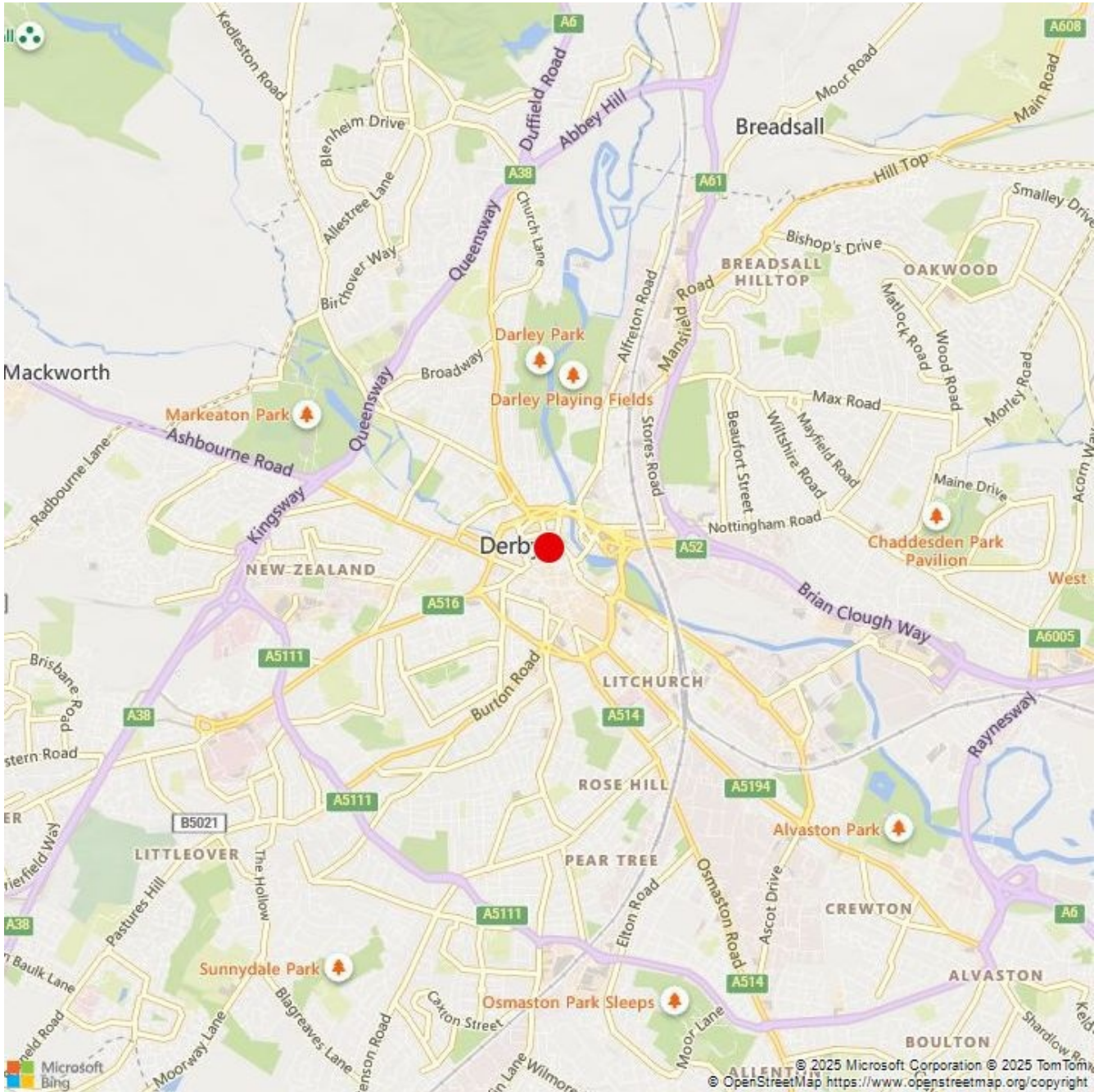
rubysm@omeeto.co.uk

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.

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