

OFFICE, TO LET

SUITE 2, 45 FRIAR GATE

Derby, DE1 1DA



KEY FEATURES

- Rent: £870.00 per month
- 870 Sq Ft (80.82 Sq M)
- Self-contained office (predominantly open plan)
- Reception, two meeting rooms, kitchen & WC
- Easy in, easy out licence (min 1 year)
- Just 0.5 mile walk, east of Derby market place
- Building structure repairs & water included in the rent
- Located in City Centres main professional and business district

OMEETO DERBYSHIRE

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TO LET - OFFICE

LOCATION

Friar Gate is one of Derby's most attractive and sought-after locations, situated in the heart of the Cathedral Quarter and just a short walk from the city centre marketplace. Suite 2 at 45 Friar Gate offers the perfect blend of character and convenience, with excellent access to the A38 and A52, plus a wide choice of restaurants, bars and contract car parks within easy walking distance.

This prime city-centre position makes it ideal for professional services, consultancies and small businesses looking for offices to let in Derby with a prestigious address.

DESCRIPTION

Easy in, Easy out office suite with some bills included. Self-contained offices to let in a beautiful Grade II Listed Georgian building. The space is predominantly open plan with its own reception area, two meeting rooms, kitchen and WC - ready for immediate occupation on flexible terms.

Finished to a good standard with air conditioning, central heating, perimeter trunking, carpet flooring and CAT II lighting, the office benefits from an impressive shared entrance and intercom entry system.

The rent of £870 per month includes water, waste disposal, maintenance of the structure and common areas, and cleaning of shared spaces. Electricity, gas and business rates are the responsibility of the tenant. Easy in, easy out licence available with a minimum term of just 1 year.

A characterful, cost-effective office opportunity for those searching for city centre offices to let Derby, Georgian offices Friar Gate, or flexible office space in the Cathedral Quarter. Contact OMEETO today to arrange a viewing.

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	870	80.82

PLANNING

We believe the property has been used for Classes E and of the Town and Country Planning (Use Classes) Order 1987 but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

The office for rent Derby benefits from sub metered electricity and gas.

RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

Rateable Value: £10,500

TENURE

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

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 £870.00 per month.

VAT

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

EPC

D(88)

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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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

10-Aug-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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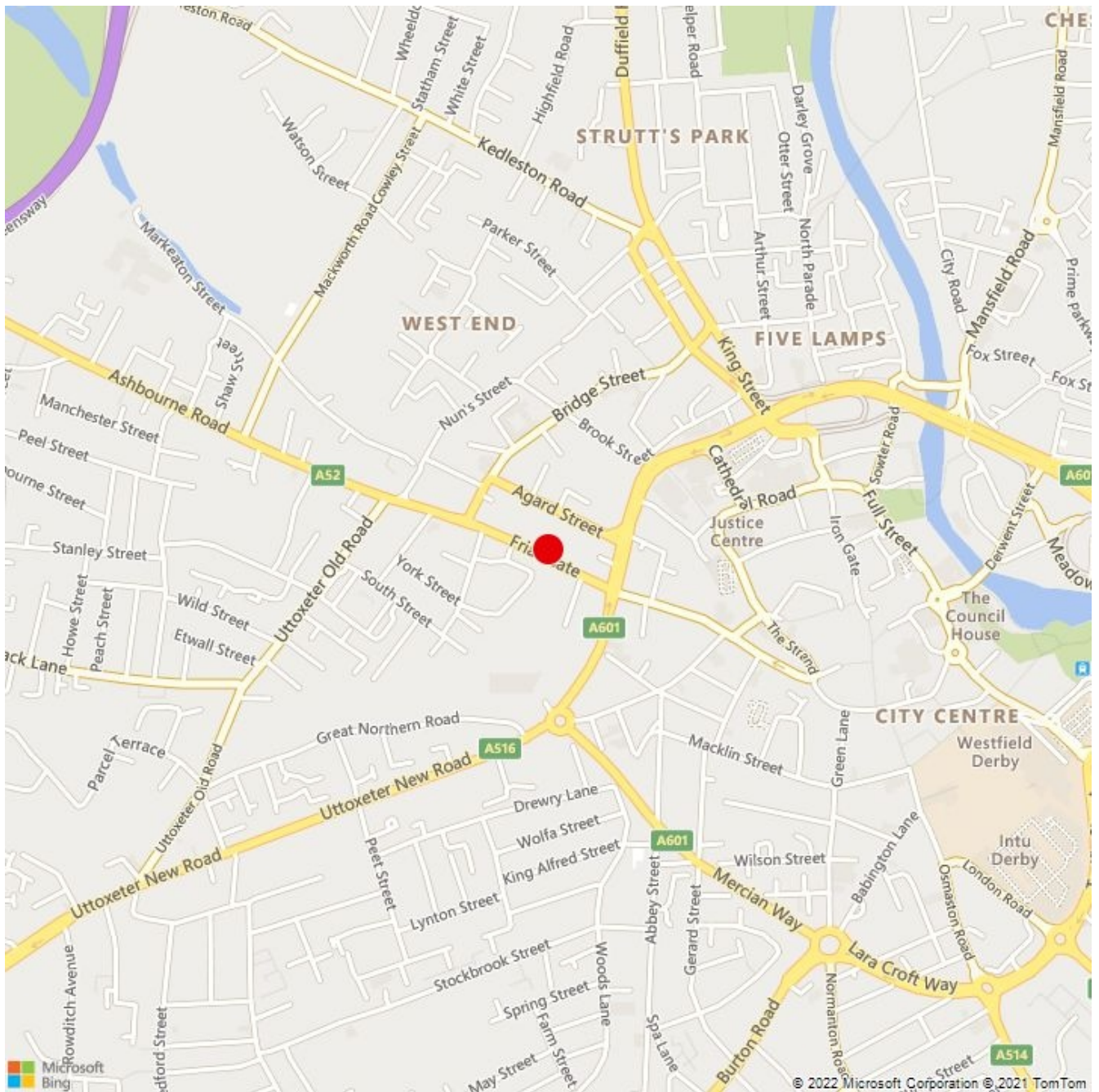
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IMPORTANT NOTICE

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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