



Unit 1A, The Old Maltings, Forman Street, Derby, Derbyshire DE1 1JQ

OFFICES

- ▶ **1,745 sq ft (162.1 sq m)**
- ▶ **Attractive period office building with an excellent blend of character and modern environment**
- ▶ **Tenants benefit from renewable electricity from solar panels**
- ▶ **RENTAL INCENTIVES AVAILABLE - subject to terms**

For enquiries and viewings please contact:



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Location

The property is located on Forman Street adjacent to the inner ring road, providing easy access around the city centre and A38/A52A6 network. The amenities of the city centre are within a short walking distance.

There is a Derby City Council car park to the rear, with direct access leading from exit in rear office, where spaces may be available on licence along with on-street parking. The Abbey Street car park is located directly opposite.

Description

An attractive Locally Listed former maltings building dating to c1835 which has been adapted over the years to provide office accommodation over the ground and first floors. The building offers an appealing modern, clean working environment whilst retaining much of its original character with exposed brickwork.

A self-contained first floor office suite is currently available with shared lobby on the ground floor and staircase approach to a large open plan office which leads into a second well proportioned office/meeting/training room that also comprises two w.c.'s and kitchen facilities. In addition there is a small office/interview room on a mezzanine off the front office. The offices have a mix of Category 2 and LED light panel and have under floor trunking for IT.

The property benefits from renewable energy, with a 6.4KW array of 26 solar panels installed on the roof and the electricity generated from these is supplied free to the tenants via separate inverters. New batteries are due to be installed during late 2026. There are 8 wall mounted Fujitsu Air Source Heat Pumps fitted throughout the building, with 4 serving the first floor office space.

The property is alarmed and monitored with telemetry function along with an integrated fire alarm system.

Accommodation

	Sq M	Sq Ft
Front Office	79.2	852
Rear Office	83	893
Total	162.1	1,745

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have Class E (Business, Commerce & Services) under the Use Classes Order 1987 (as amended). Interested parties are advised to clarify their own use with the local planning department on 01332 640795.

Tenure

The office is available on a new lease on a new full repairing and insuring lease for a term to be agreed.

Rental incentives are available subject to overall terms.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £4,350. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Rent

Rental £15,500 per annum exclusive of VAT and business rates (if applicable)

Service Charge

The tenant would be responsible for a fair proportion of a service charge to cover the upkeep of common areas and external repairs.

VAT

All figures quoted do not include VAT as the property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

A new EPC has been commissioned and will be available on request.

Viewings

Viewings are by appointment with sole agents Innes England

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