

GROUND FLOOR, 2 VICTORIA WAY

Pride Park, Derby, DE24 8AN



KEY FEATURES

- Rent: £29,950 per annum
- 2,027 Sq Ft (188.31 Sq M)
- Highly prominent ground floor office
- Near Derby Arena, Park & Ride & DCFC Stadium
- 0.8 mile walk from Derby Train Station
- With LED lighting, Air con & Central Heating
- Superb self contained office and branding opportunity
- One of the most prominent positions on Pride Park facing Royal Scot Road

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LOCATION

Pride Park is one of Derby's premier commercial hubs, located just 1 mile from Derby City Centre and exceptionally well connected for both staff and visitors. The property occupies a high-visibility, prominent position fronting Royal Scot Road - arguably one of the best locations on Pride Park.

The office is situated only 0.1 miles from key local landmarks including Derby County Football Stadium, the Derby Arena, and the Park & Ride. Everyday amenities are conveniently located directly opposite, with the new EG Group services, Starbucks, and Sainsbury's Local providing food, drink and convenience options.

Transport connectivity is a major strength of this location. Derby Train Station lies just 0.8 miles to the northwest, while Derby Bus Station is only 1.4 miles away, offering strong public transport links across the region. For road access, the property benefits from immediate connections to the A52, A38, and A50, with Junction 25 of the M1 just 7 miles to the east - making it ideal for businesses with regional or national reach.

DESCRIPTION

Highly prominent ground floor office with exceptional visibility opposite Derby Arena and DCFC. Ready-to-occupy workspace perfect for companies wanting a professional environment in Derby's key business location.

Finished to an excellent standard with LED lighting, air conditioning, central heating, suspended ceilings and perimeter trunking for power and data. The suite includes a meeting/conference room, kitchen and WC facilities.

Externally there are 5 designated on-site parking spaces plus further nearby Park & Ride options. Available by way of a new lease (minimum 3 years), with EPC B (42) rating.

A standout opportunity for those searching for offices to rent in Pride Park Derby or prominent commercial space near Derby city centre. This office suits professional services, engineering firms, software companies, healthcare providers and regional headquarters looking for a high-quality self-contained office close to Derby station.

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	2,027	188.31

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 subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services 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 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: £24,500

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure, common, shared and external areas.

per month.

TENURE

Office for rent by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £29,950 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

B (42)

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

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PARTICULARS UPDATED

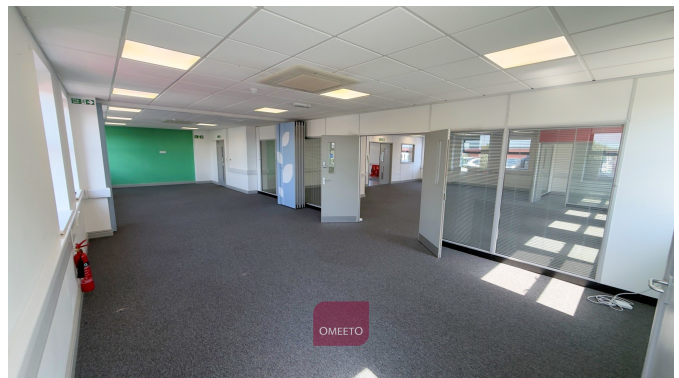
28-Jul-2026

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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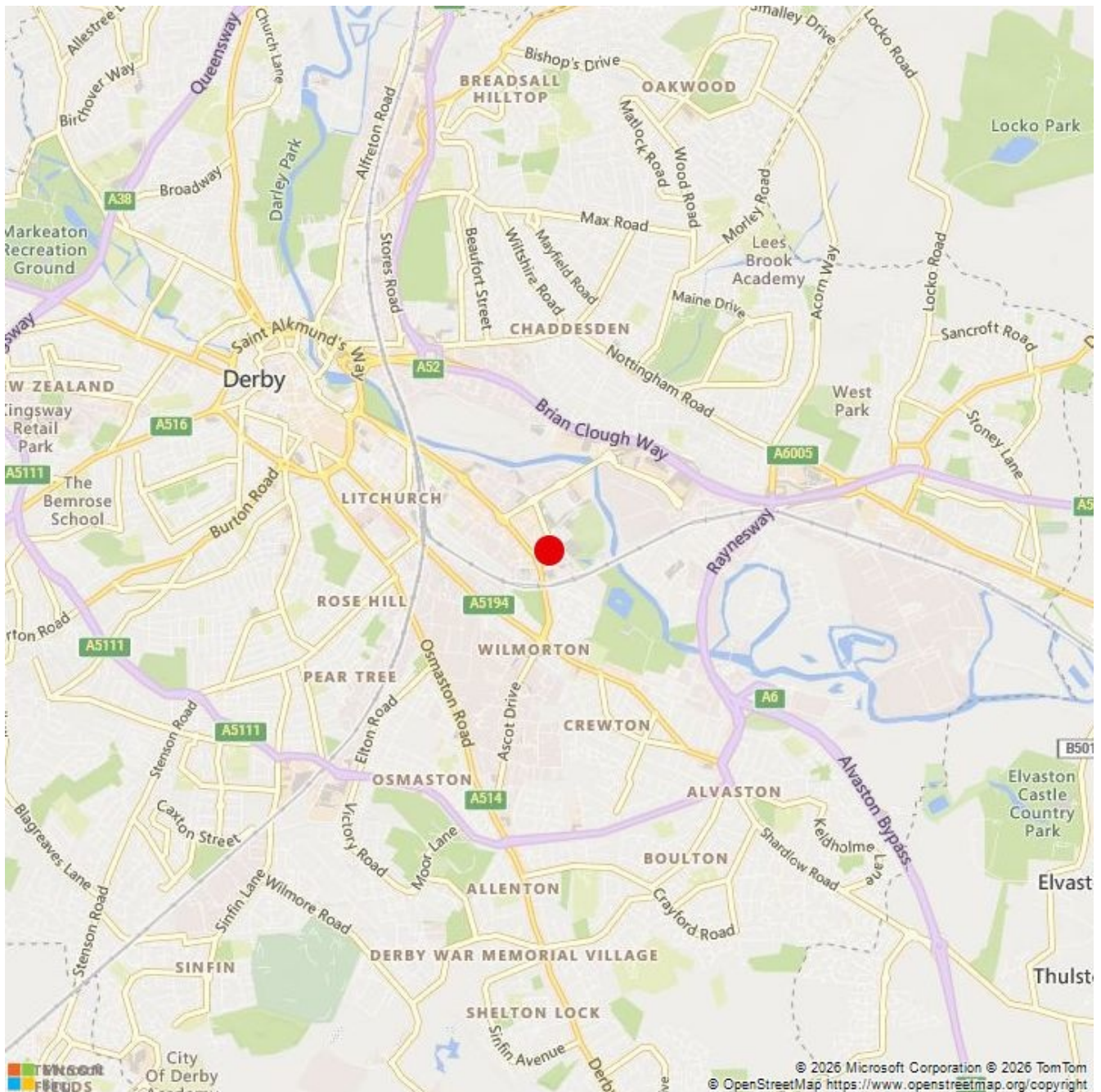
IMPORTANT NOTICE

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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