

SMALL SERVICED OFFICE , TO LET

POLLUX SUITE, 20 ST. CHRISTOPHERS WAY

Pride Park, Derby, DE24 8JY



KEY FEATURES

- Rent: £949.00 per month
- 176 Sq Ft (16.35 Sq M)
- Bills fully included (rent, rates & utilities)
- Easy in, easy out (flexible short-term available)
- Meet and Greet reception
- 40Mbps broadband
- Onsite car parking (First Come First Serve)
- Established business Hub with various rooms across three buildings

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LOCATION

Pride Park is Derby's flagship business destination, a modern, well-connected commercial area next to Pride Park Stadium and Derby Arena. 20 St Christophers Way sits in a prestigious office campus with excellent visibility and immediate access to major roads, the A52, A6 and M1.

Just 0.6 miles (short walk) from Derby Train Station, with nearby Park & Ride and strong links across the city. The location offers a professional environment with local amenities, making it ideal for businesses seeking a high-profile office in Derby.

DESCRIPTION

Bills included including Business Rates. Superb modern office to rent located on the ground floor, finished to a high standard with raised floors (floor boxes for power and data), suspended ceilings, LED lighting and air conditioning.

Furnished office with short term, easy in/easy out lets available. Benefit from a manned reception, superfast 40Mbps broadband, shared kitchen, informal breakout areas and ample meeting space. On-site car parking is provided on a first-come, first-served basis.

EPC B (30). A flexible and effective solution for those searching for offices to rent in Pride Park Derby or serviced offices near Derby city centre.

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	176	16.35

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.

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.

TENURE

Office for rent by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes: water (in shared WC's & kitchens) electric, waste disposal (of general office waste only), maintenance (common area and exterior), cleaning of common areas and site CCTV. Super fast broadband packages available.

Incoming tenants are to arrange their own telephone. 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 £949.00 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

B(30).

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. 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

21-Jul-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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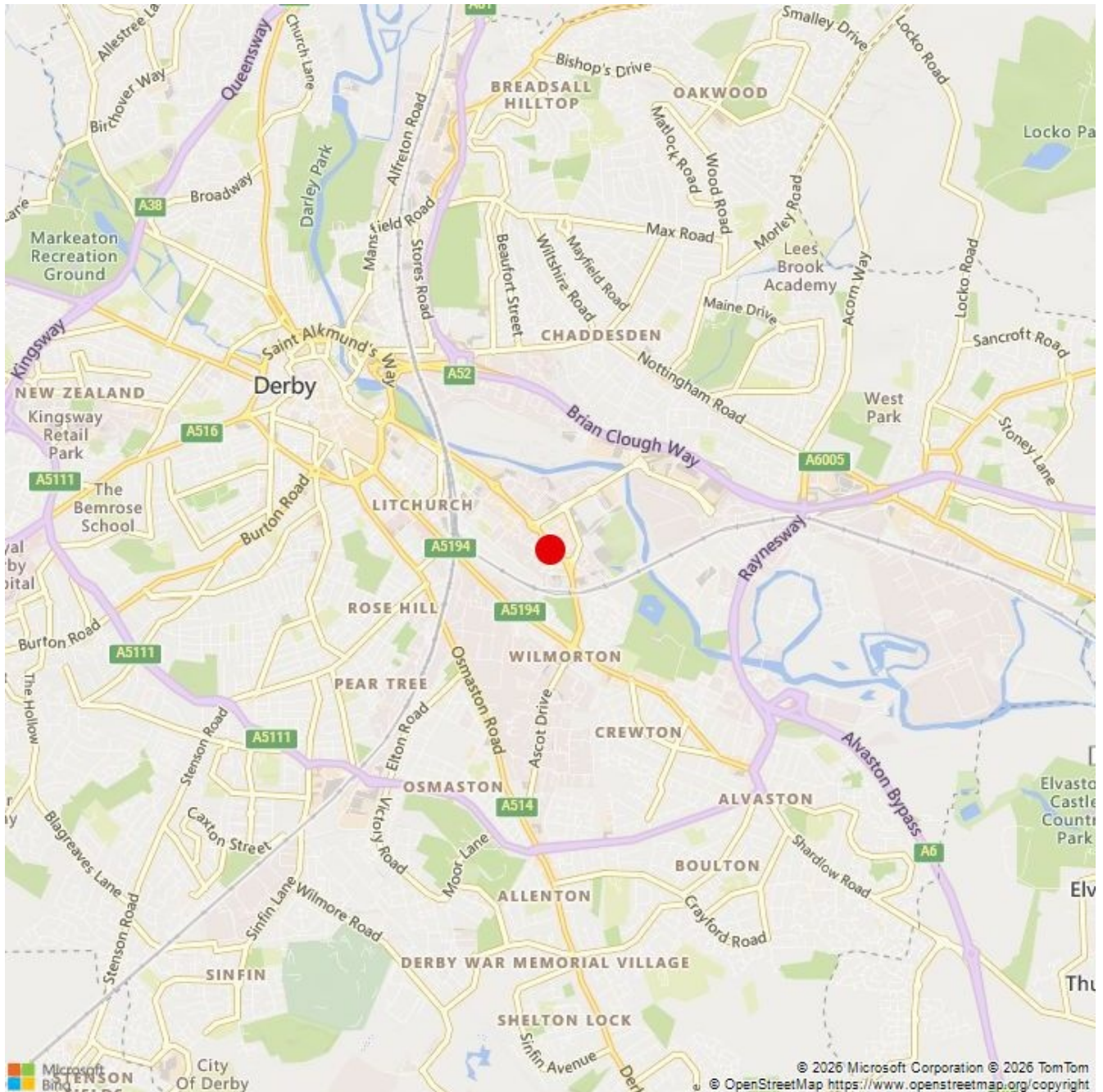
IMPORTANT NOTICE

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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