

OFFICE 2 BADGER FARM BUSINESS PARK, WILLOWPIT LANE

Hilton, Derby, DE65 5FN



KEY FEATURES

- Rent: £13,750 - £58,163 per annum
- 500 - 2,615 Sq Ft (46.45 - 242.93 Sq M)
- Air-conditioned office nr A50 Rolls-Royce, Toyota
- Finished to the highest HQ Quality standards
- 100MB Internet available
- Excellent parking, fenced and gated secure site
- May split into smaller offices
- Container storage also available on site

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TO LET - OFFICE

LOCATION

The offices are located at Badger Farm Business Park in South Derbyshire, approximately 1 mile north of Hilton, 7.5 miles north of Burton upon Trent and 8.5 miles south west of Derby city centre. The location is particularly well suited to businesses operating within the Derby manufacturing, engineering and aerospace sectors, with convenient access to both Rolls-Royce Holdings and Toyota Manufacturing UK.

Badger Farm Business Park is accessed via Willowpit Lane immediately off the A50 / A516 / A5132 junction, providing excellent road connectivity across Derbyshire, Staffordshire and the wider East Midlands. The business park is a popular location for engineering, technical and professional occupiers seeking office space with strong regional access away from Derby city centre congestion. Approximate drive times include:

Rolls-Royce Sinfin - 15 minutes
Toyota Manufacturing UK, Burnaston - 10 minutes
Derby city centre - 20 minutes
Burton upon Trent - 15 minutes
East Midlands Airport - 25 minutes

The offices provide modern office accommodation in an attractive landscaped business park environment and are particularly suitable for aerospace suppliers, engineering consultancies, manufacturing support businesses, technical design companies and regional office occupiers requiring office space near Rolls-Royce Derby and the A50 corridor.

The property benefits from excellent accessibility, generous parking provision and a strategic position within the wider Derbyshire manufacturing corridor, making it an attractive alternative to Derby city centre office locations. What3Word location: tearfully.persuade.zips

DESCRIPTION

Managed office with Bills included. May split to smaller suites. Onsite storage available. Energy efficient (EPC A), furnished Air Conditioned office finished to the highest standards. On secure estate close to Rolls-Royce & Toyota Derby. Air conditioned office with raised floors ample power and data points, suspended ceilings, motion-sensor LED lighting, bookable meeting room (up to 20 hours/month), shared kitchen and breakout space with pool table.

Additional benefits: easy in/easy out licence (minimum 1 year), fenced and gated site with ample parking, 24-hour security, Container storage and onsite living accommodation. Within a large fenced and gated site, offering excellent parking with and space for vans and lorries.

PLANNING

We believe the property has been used under Classes E and 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

The suites are offered on an "inclusive" rental basis. Rents included water, electric, 20 MB internet (can be upgraded), maintenance (interior and exterior), cleaning of common areas. Telephone lines can be provided by quotation.

Incoming tenants are responsible for payment of any business rates (if applicable). 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.

Rateable Value: £25,000

Rates Payable: £10,800

TENURE

Serviced office for rent by way of a easy in, easy out licence. Minimum term of 1 year.

RENT

The premises is available to rent for £13,750 - £58,163 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

A(4)

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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The OMEETO logo is located in the bottom right corner of the page. It consists of the word "OMEETO" in a white, sans-serif, uppercase font, centered within a dark red rounded square.

TO LET - OFFICE

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

09-Sep-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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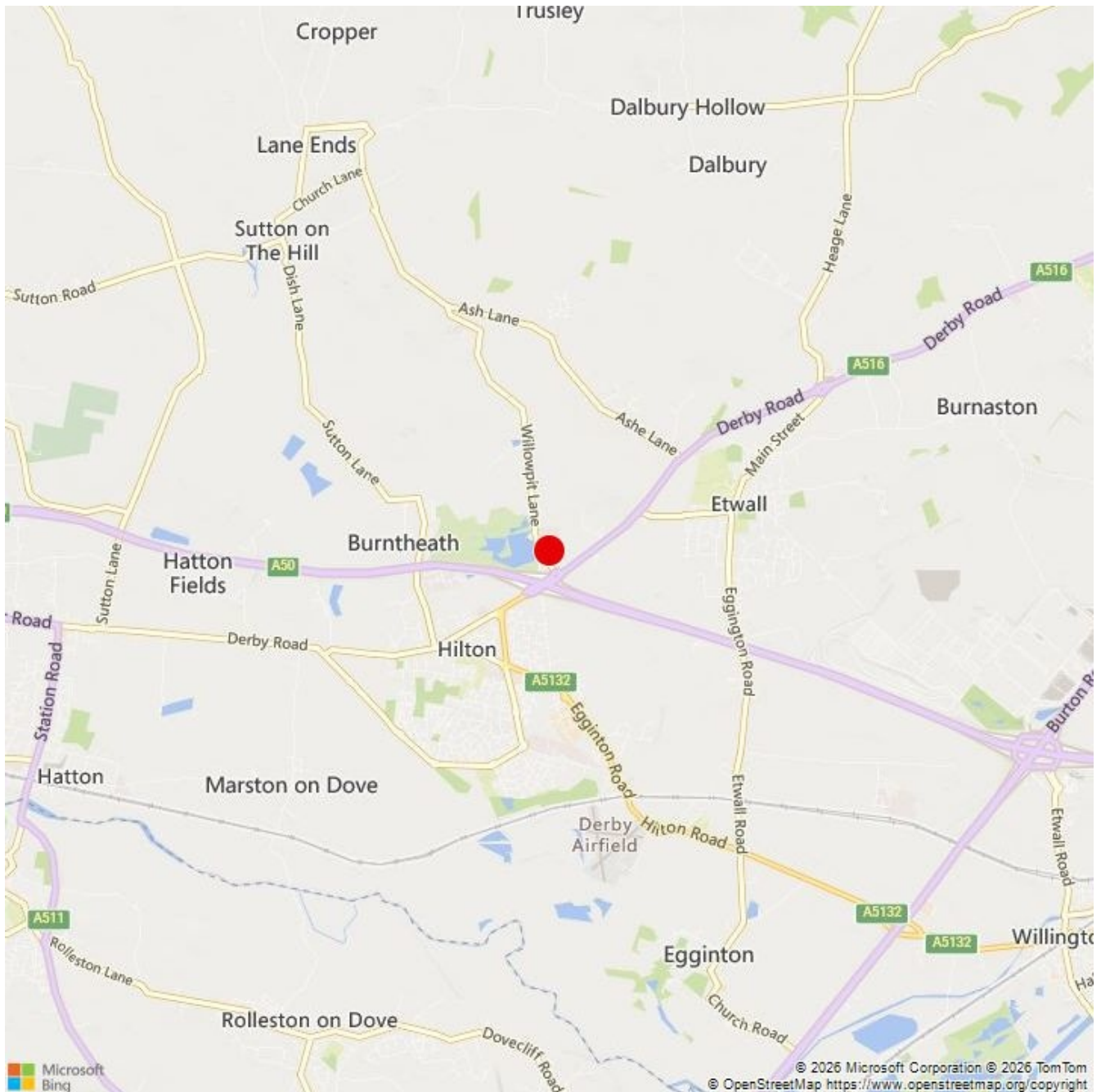
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1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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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