

OFFICE, TO LET

SUITE 2 CHATSWORTH HOUSE, ASPEN DRIVE

Spondon, Derby, DE21 7SR



KEY FEATURES

- Rent: £13,750 per annum
- 1,024 Sq Ft (95.13 Sq M)
- 4 car park spaces included
- Highly accessible location; just off A52
- Hikvision biometric entry
- 5e Networking Cabling
- External CCTV
- Available immediately

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LOCATION

Spondon is a popular suburb on the eastern edge of Derby. Chatsworth House on Aspen Drive is situated in a well-established business location, just off the A52 with excellent access to the A6 and M1 at Junctions 24 and 25. The area benefits from strong transport links while remaining close to local amenities including Asda, McDonald's, and The Bank pub.

DESCRIPTION

Superbly presented self contained office with leased line infrastructure (up 500mb bearer), Hikvision Biometric Entry, 5e network cabling, LED lighting, alarm, external CCTV, kitchen & shared WCs. 4 designated parking spaces with additional free street parking nearby.

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	1,024	95.13

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. It is understood that electricity is sub metered. 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: £11,000

SERVICE CHARGE

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

TENURE

Office to let by way of a new easy-in, easy-out licence agreement, term period to be agreed.

RENT

The premises is available to rent for £13,750 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. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agent OMEETO or joint agent Salloway. 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 a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

08-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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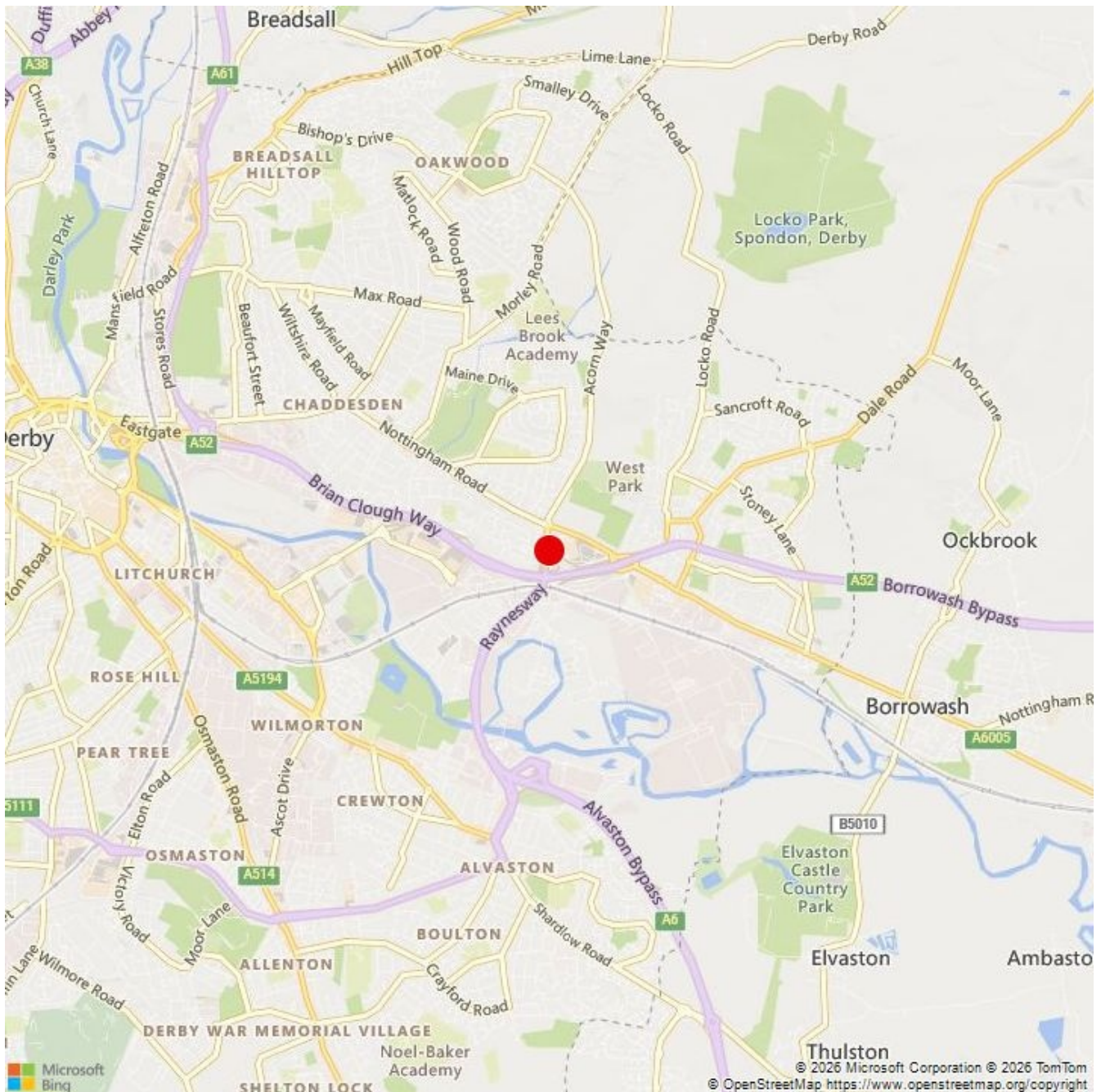
IMPORTANT NOTICE

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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