

UNIT, TO LET

16 PRIME ENTERPRISE PARK, PRIME PARK WAY

Derby, DE1 3QB



KEY FEATURES

- Rent: £28,950 per annum
- 2,631 Sq Ft (244.42 Sq M)
- Hybrid office & warehouse
- Opposite Police HQ
- Self contained
- Just 0.3 miles north of Derby City Centre
- To undergo a scheme of repair and redecoration
- Just 0.3 miles from Derby city centre

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01332 840 328

derbyshire@omeeto.co.uk

omeeto.co.uk

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LOCATION

Prime Enterprise Park is a modern business park off Mansfield Road, just 0.3 miles north of Derby city centre and 0.3 miles south of Chester Green, one of Derby's most popular residential areas.

The property is directly opposite Derby Police Headquarters and within approximately a 10-minute walk of the Cathedral Quarter, Derbion, University of Derby City Campus and Chester Green Park, providing excellent access to city centre amenities for staff and visitors.

Nearby occupiers include Landau Forte College Derby, Solid Systems Global, The Bathroom Showroom, GSF Car Parts and Acam Technology. Mansfield Road provides convenient connections to the A52, A38 and Derby's wider road network, making the location highly accessible from across Derby and the wider region.

DESCRIPTION

Modern self-contained hybrid unit combining high-quality offices with warehouse/storage space. Opposite Derby Police Headquarters with good forecourt parking and loading, additional first-floor office/meeting room and a highly accessible position just north of Derby city centre.

The accommodation provides a reception entrance, offices and warehouse/storage space, with an additional office/meeting room at first floor. Specification includes LED lighting, electric central heating, intruder alarm and good distribution of power and data points throughout.

Externally, there is forecourt parking for approximately 6-8 cars together with space for deliveries.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice.

FLOOR	Sq Ft	Sq M
Ground Floor Unit	2,363	219.52
First Floor	268	24.9
TOTAL	2,631	244.42

PLANNING

We believe the property has been used Under Class E and of the Town and Country Planning (Use Classes) Order 1987 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 with the exception of gas are connected to the property. Electric is sub metered. Water costs are split pro rata. 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 a workshop and premises on VOA.gov.uk.

Rateable Value: £17,500

Rates Payable: £7,560

SERVICE CHARGE

A service charge is payable for the running, maintenance and upkeep of the estate roads.

TENURE

Office to let by way of a new Effective Full Repairing and Insuring lease for a minimum term of 3 years.

RENT

The premises is available to rent for £28,950 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not currently registered for VAT. The landlord reserves the right to register the building and charge VAT in the future.

EPC

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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

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

Chris Wright

01332 840328

07471072799

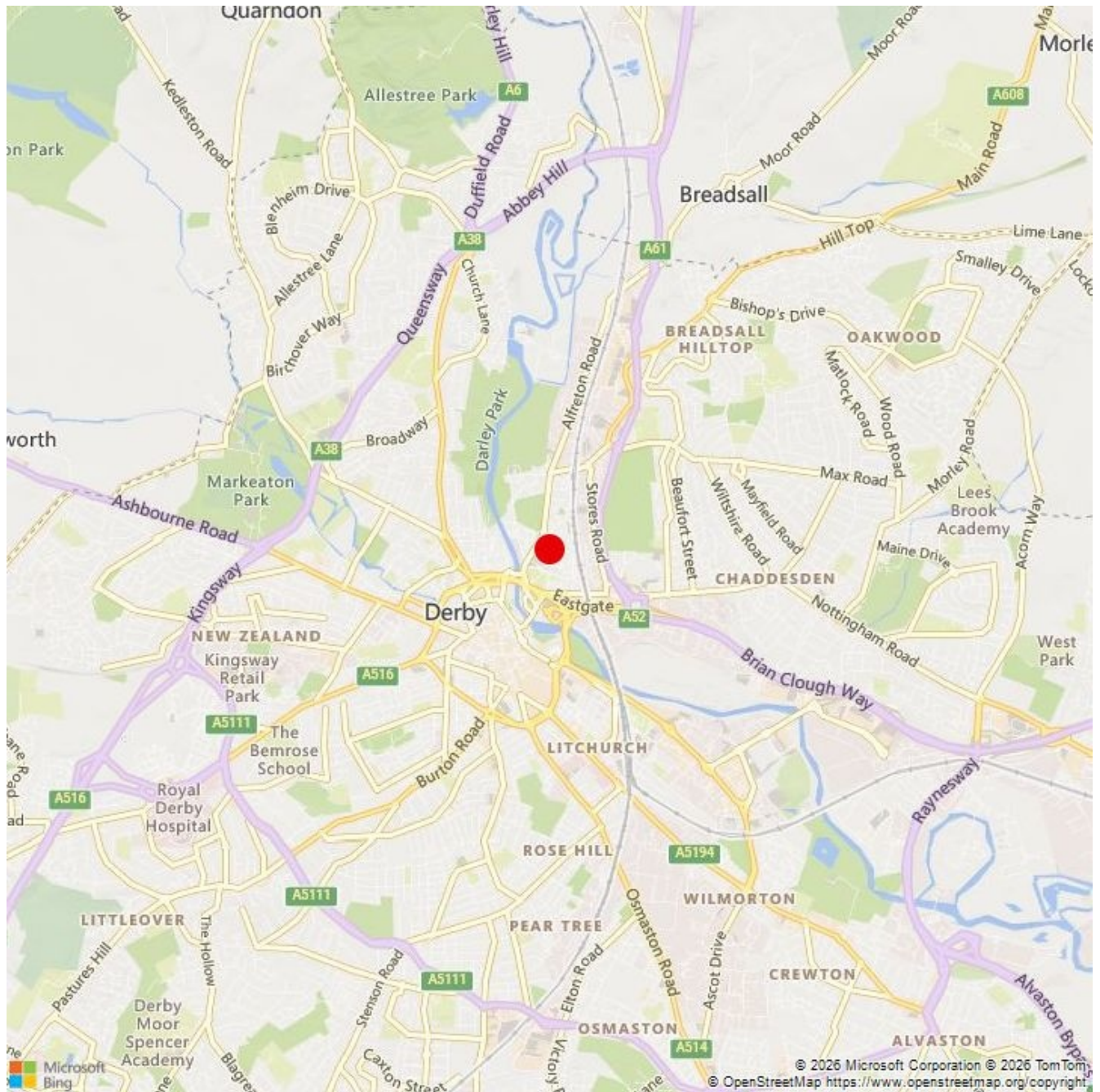
chrisw@omeeto.co.uk

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.

The OMEETO logo, consisting of the word "OMEETO" in white capital letters on a dark red background.



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