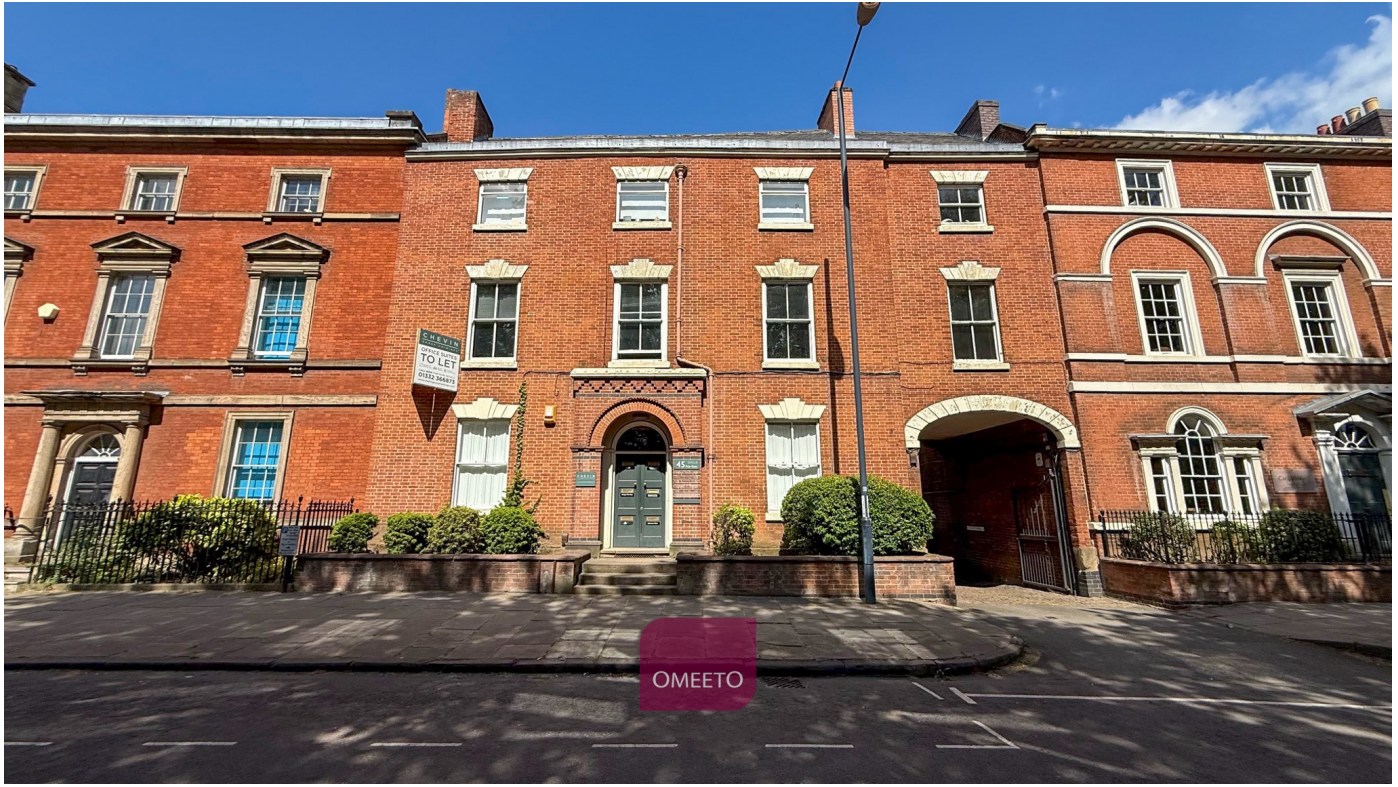


OFFICE, TO LET

45 FRIAR GATE

Derby, DE1 1DA



KEY FEATURES

- Rent: £10,440 - £12,000 per annum
- 737 - 870 Sq Ft (68.47 - 80.82 Sq M)
- Self-contained office (predominantly open plan)
- Reception, two meeting rooms, kitchen & WC
- Easy in, easy out licence (min 1 year)
- Just 0.5 mile walk, east of Derby market place
- Building structure repairs & water included in the rent
- Located in City Centres main professional and business district

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TO LET - OFFICE

LOCATION

Friar Gate is one of Derby's most attractive and sought-after locations, situated in the heart of the Cathedral Quarter and just a short walk from the city centre marketplace. Suite 2 at 45 Friar Gate offers the perfect blend of character and convenience, with excellent access to the A38 and A52, plus a wide choice of restaurants, bars and contract car parks within easy walking distance.

This prime city-centre position makes it ideal for professional services, consultancies and small businesses looking for offices to let in Derby with a prestigious address.

DESCRIPTION

Easy in, Easy out office suites with some bills included. Self-contained in a beautiful Grade II Listed Georgian building. The spaces are predominantly open plan with their own reception area, meeting rooms, kitchen and WC - ready for immediate occupation on flexible terms.

Finished to a good standard with air conditioning, central heating, perimeter trunking, carpet flooring and CAT II lighting, the offices benefits from an impressive shared entrance and intercom entry system.

A characterful, cost-effective opportunity for those searching for city centre offices to let in Derby, Georgian offices Friar Gate, or flexible office space in the Cathedral Quarter. Contact OMEETO today to arrange a viewing.

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
Suite 1	737	68.47
Suite 2	870	80.82
TOTAL	1,607	149.29

PLANNING

We believe the property has been used for Classes 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

The office for rent Derby benefits from sub metered electricity and gas.

TENURE

The office is available to let by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes: water, waste disposal (of general office waste only), maintenance (exterior and shared areas), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable) and the office has a sub meter for electric & gas usage.

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 £10,440 - £12,000 per annum.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

EPC

D(88)

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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TO LET - OFFICE

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

13-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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07471072799

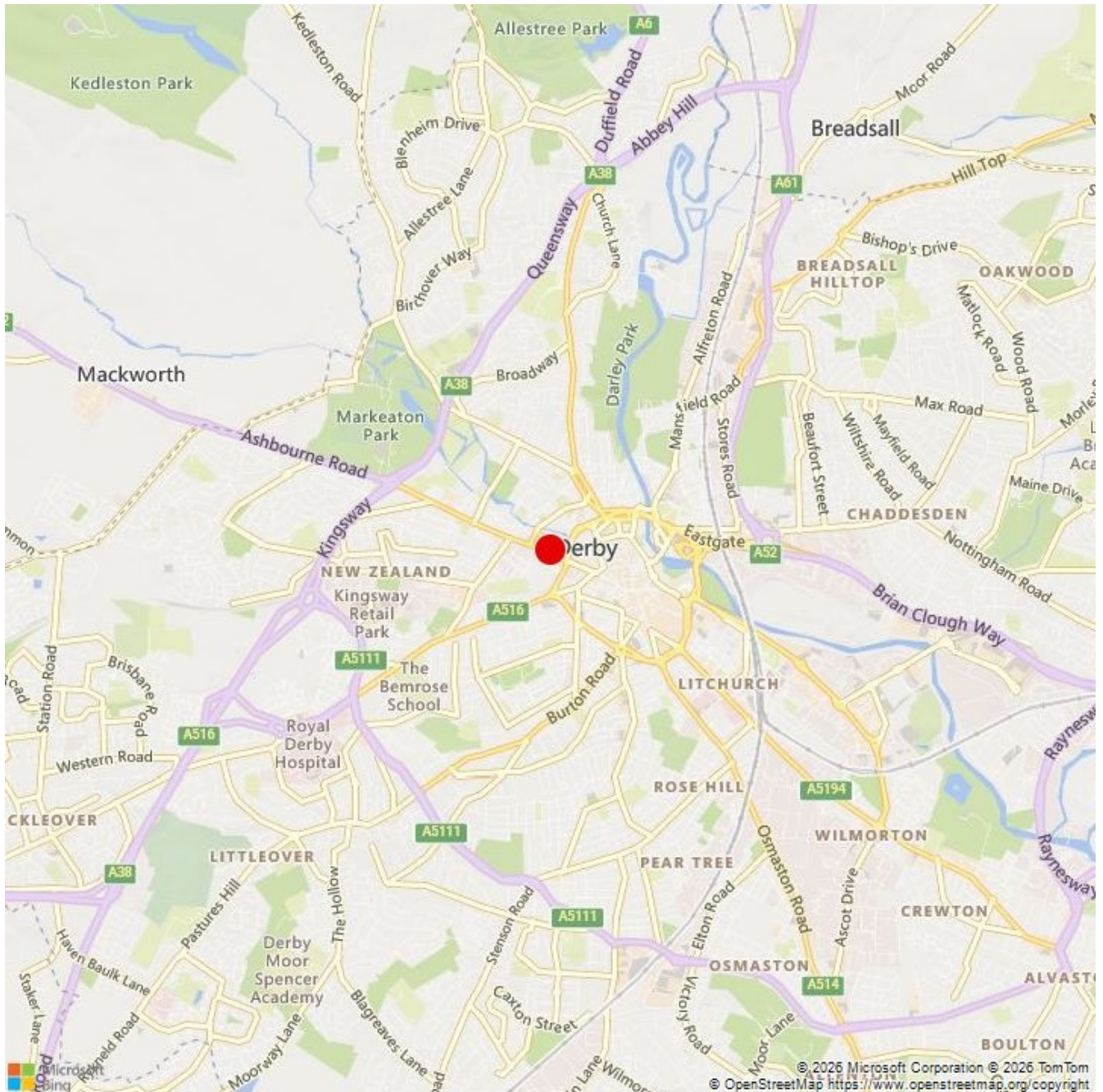
chrisw@omeeto.co.uk

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.

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