

OFFICE, TO LET

OFFICE 1, PARK LANE

Allestree, Derby, DE22 2DR



KEY FEATURES

- Rent: £530.00 per month
- 172 Sq Ft (15.98 Sq M)
- Highly prominent corner position on A6
- Suitable for office, wellbeing, health & beauty
- in Allestree local centre
- Bills included
- Easy-in, easy-out terms
- Easy transport links on Bus Route with local parking

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TO LET - OFFICE

LOCATION

Allestree is a popular and highly regarded suburb of Derby, approximately 2 miles north of the city centre.

The offices to rent occupy a highly prominent corner position fronting Duffield Road (A6) and Park Lane, directly opposite the entrance to Allestree Park.

The property is within Allestree's main local centre, providing a good range of shops and amenities. Nearby occupiers include The Little Shed boutique and coffee shop, a pharmacy, BP filling station and Little Waitrose.

DESCRIPTION

Flexible, ready-to-use workspace in a highly prominent position in Allestree. Ground floor room with dual window display onto A6. A range of accommodation is available, from individual rooms through to larger suites, on inclusive rents and easy-in, easy-out licence terms. The accommodation benefits from lighting and central heating, shared kitchen and WC facilities.

The inclusive rent covers utilities, heating, general office waste, maintenance of the common areas and exterior, and cleaning. Interested parties are invited to discuss their requirements. No vape / convenience / Take away.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	172	15.98

PLANNING

We believe the office to rent 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 subject to a range of professional office uses STP. All parties should confirm the planning position with the relevant Local Authority.

TENURE

Office accommodation to let by way of new licence based on an easy in / easy out agreement.

The rent includes water to the shared WCs and kitchen, Wifi, electricity, heating, general office waste disposal, maintenance of the common areas and exterior, and cleaning of the common areas.

Tenants are responsible for any business rates (if applicable), telephone and additional broadband costs. 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 £530.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

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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The OMEETO logo is a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

TO LET - OFFICE

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

18-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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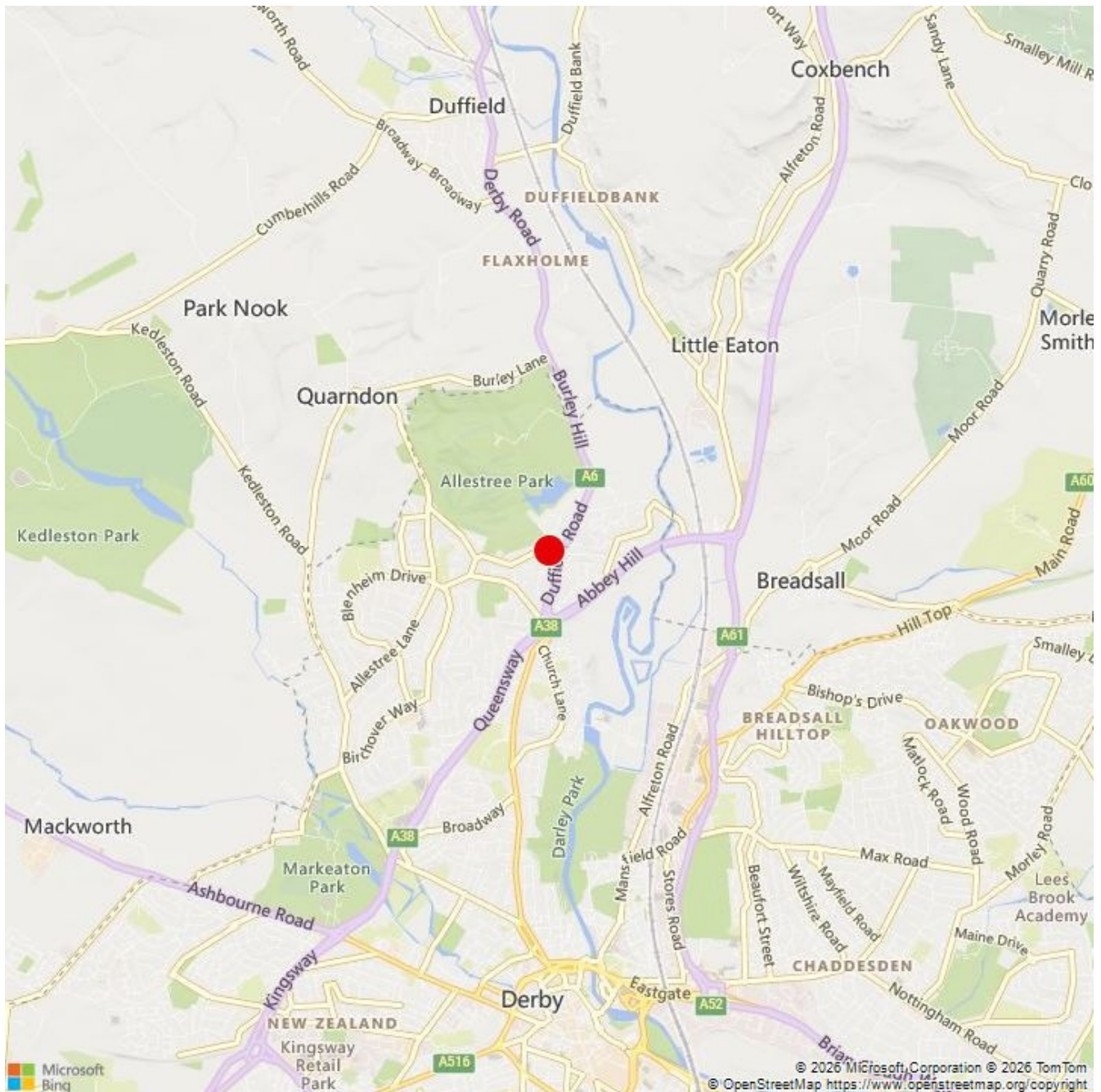
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IMPORTANT NOTICE

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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