

Detached office building situated within a popular secure business park with excellent parking - to be refurbished

891m²
(9,593ft²)

- Three storey detached building with excellent parking
- On-site café and conference facilities
- Accessible location within a 10 minute walk of Derby train station
- To be refurbished to suit an occupiers requirement
- Secure business park with 24 hour security and on-site management team
- Available on new lease terms



TO LET



Location



Gallery



Contact



Location

The property is situated within the RTC Business Park on London Road, which is on the east side of Derby City Centre, with the railway station approximately 10-minute walk away and Derby City Centre being 1.0 mile away.

It is situated approximately five miles west of Junction 25 of the M1 Motorway via the A52 dual carriageway which also leads to Nottingham approximately 16 miles east.

RTC Business Park offers a range of commercial property to rent in Derby and is home to over 30 different businesses ranging from predominantly railway and engineering to all other office occupiers. There is a variety of space available and the whole site totals 370,000ft².

The Property

Lathkill House is a detached three-storey office building that can be refurbished to suit occupier requirements. The office is currently a mix of open plan accommodation and cellular rooms. It also has dedicated W/C facilities.

The site benefits from excellent on-site parking and occupiers will have the use of the refurbished campus restaurant/catering facility, with conference suites chargeable when used. In addition there are a number of large outdoor green break out spaces for use by tenants and 24-hour security with a gate house and barrier entrance.





Accommodation

The premises comprise the following approximate net internal floor areas:

NIA	m ²	ft ²
Total	891	9,593

There are other suites available on the business park starting from 100ft² plus.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract.

Service Charge

A service charge is payable for the common facilities. The current service charge budget is £7.64 per ft².

Business Rates

To be reassessed. Guide available on application.

EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

We confirm all figures quoted are exclusive of VAT.



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SAT NAV: DE24 8UP

City Centre

UltraFlex Derby

A52

River Derwent

Derby Railway Station

Pride Park

London Road

Rent

The offices are available to let by way of a new lease for a period to be agreed at a rental of:

£12.50 per ft²
(subject to specification)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Darran Severn

07887 787 894

darran@fhp.co.uk

Or contact our joint agent, Sanderson Weatherall
Andrew Ellis – 0113 221 6040



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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