

1 The Stack Yard | Castle Street | Melbourne | Derby | DE73 8SR

## Bespoke self-contained office situated in Melbourne, a historic Georgian market town

118m<sup>2</sup>  
(1,270ft<sup>2</sup>)

- High quality open plan office accommodation
- Two storey bespoke office building
- Courtyard environment
- Private entranceway
- Meeting rooms, breakout rooms, kitchen and W/C facilities
- CAT6 cabling with floor boxes
- 3 on site parking spaces with additional externally
- Available on new lease terms
- Rent - £24,000 per annum



**TO LET**



Location



Gallery



Contact



## Location

The property sits in a peaceful, historic Georgian market town in South Derbyshire. More specifically the property is located in the heart of Melbourne town centre on Castle Street. The town is a short distance from the A50 and the A42 which both provide quick access to the M1 motorway. It is approximately 9 miles south of Derby and 15 miles south west of Nottingham.

The town of Melbourne offers a range of cafés, independent shops, retailers, and fine dining.

## The Property

The property comprises a beautifully renovated bespoke two-storey self-contained office building. The ground floor accommodation provides a reception area with two open plan office rooms and kitchen and W/C facilities. The first floor provides a further open plan office room with a W/C. The property offers bright, flexible open plan accommodation with a modern kitchen and benefits from a modern specification including floor boxing and air conditioning. The total specification includes:

- ❖ Self-contained entranceway
- ❖ CAT6 cabling with floor boxes
- ❖ 3 on site parking spaces with additional externally
- ❖ Carpeting
- ❖ W/C and disabled W/C
- ❖ Gas central heating
- ❖ Modern kitchen
- ❖ Alarm system





## Accommodation

The property has the following approximate net internal floor area:

	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>118</b>	<b>1,270</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

## Business Rates

Business rates are available upon request.

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority.

## EPC

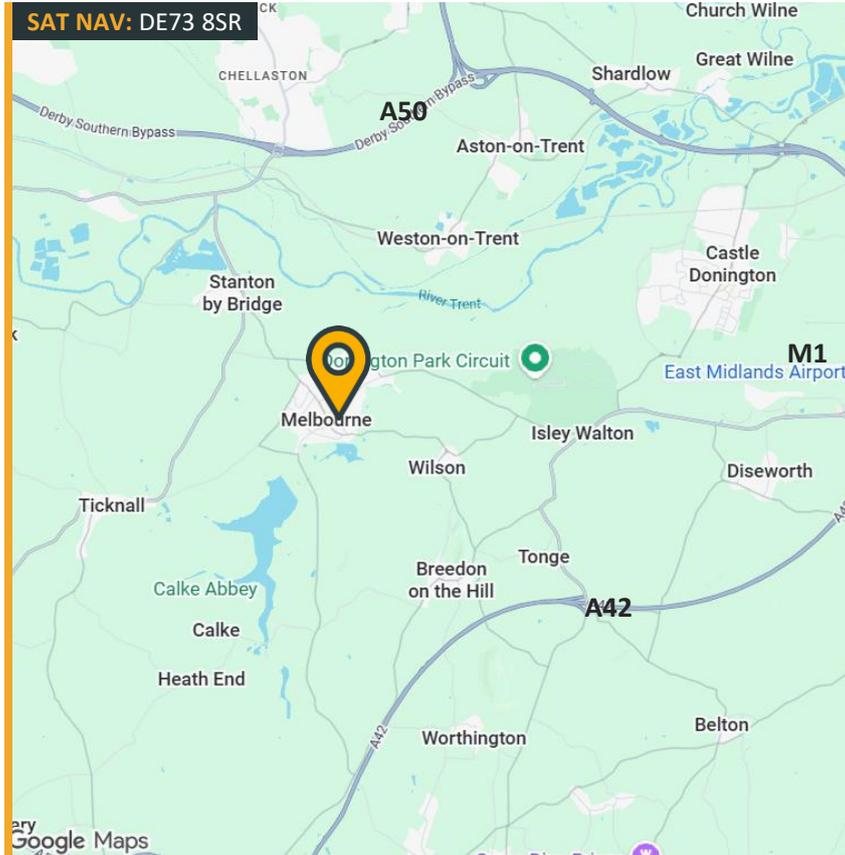
The property has an Energy Performance Certificate rating of 55 (C).

## Service Charge

A service charge is applicable to cover the maintenance and management of the building. The service charge for Plot 1 last year was £470.70 and insurance was £755.48.

## Car Parking

The property benefits from three parking spaces in front of the office. There is adequate additional off site car parking on Castle Street next to the office premises.



## Rent

The property is available to let by way of new lease terms at a rent of:

**£24,000 per annum**

## VAT

We confirm there is no VAT applicable on the rent. All remaining figures quoted are exclusive of VAT which is applicable at the prevailing rate.

## 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](mailto:corbin.archer@fhp.co.uk)

### Darran Severn

07917 460 031

[darran@fhp.co.uk](mailto:darran@fhp.co.uk)



### Fisher Hargreaves Proctor Ltd.

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

[fhp.co.uk](http://fhp.co.uk)

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