

Easy in/easy out office accommodation & workshop room located close to Derby city centre & Pride Park

11m² – 21m²
(118ft² – 226ft²)

- Available on a licence basis offering quick easy in and easy out access
- Shared reception, break out and W/C facilities
- LED office lighting, carpeting and heating
- Serviced office with desk space
- On site car parking
- Gated and secured access
- Immediately available
- All-inclusive rent



TO LET



Location



Gallery



Contact



Location



Gallery



Contact

Location

The property is located on Cotton Lane, which links to Elton Road. It is to the south of Derby near the inner ring road which links to the A52 and A38.

The property occupies a prominent and accessible position within a well-established industrial and business location, home to a wide range of trade counter, warehouse and office occupiers. Nearby amenities are available along Osmaston Road and Ascot Drive, as well as further retail and leisure facilities.

The Property

The property provides individual office/workshop rooms with shared reception and breakout space. There is also a shared kitchenette and W/C facilities.

Office Accommodation

- Suspended Ceiling
- LED Lighting
- Electric wall heaters
- Carpeting

Workshop Room

The workshop room provides open-plan storage space and is accessed via a shared warehouse space with a roller shutter loading door.

- Open-plan storage space
- Lighting

Externally, the property has car parking and has gated access which is locked in the evening.





Location



Gallery



Contact



Accommodation

The offices have the following approximate net internal floor areas:

Brian Clough Business Centre	m ²	ft ²
Room 6	11.00	118
Room 10	11.00	118
Room 12	11.00	118
Meeting Room	21.00	226
Workshop Room 3	18.00	200

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

Floor plans are available on request.

Energy Performance Certificate

A copy of the offices EPC ratings are available upon request.



Car Parking

The building benefits from a secure private car park with a gated entranceway. Each office benefits from 1 space per room.

Service Charge

A service charge is payable for the common facilities. The current service charge budget is inclusive within the rent.

Business Rates

The rates will be available on request. All rooms qualify for small business rates relief, but we recommend interest parties to enquire to the local authority.

Legal Costs

Each party will be responsible for their own legal and professional fees.

VAT

All figures quoted are exclusive of VAT.



Location



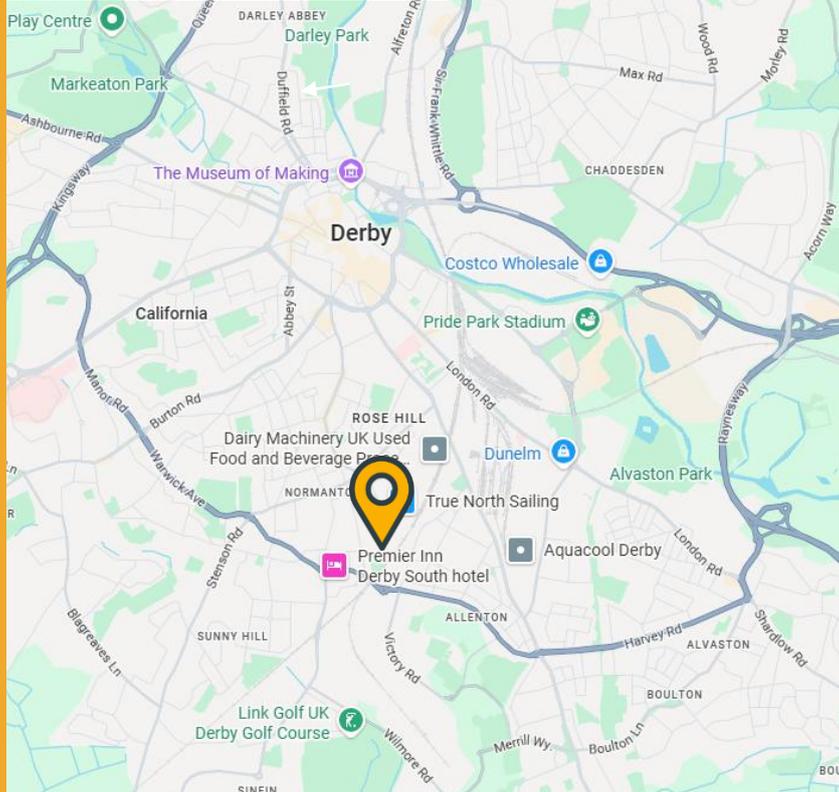
Gallery



Contact

WHAT3WORDS: edgy.push.fees

SAT NAV: DE24 8GJ



Rent

The offices are available to let by way of a new licence for a period to be agreed at a rent of:-

£20.00 per ft²

This figure is all inclusive and electricity will be billed separately

Further Information

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

Harry Gamble

07398 443 828

harry.gamble@fhp.co.uk

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

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

fhp.co.uk

13/02/2026