

OFFICE , TO LET

PEAR TREE YARD, TOWN STREET

Sandiacre, Nottingham, NG10 5DU



KEY FEATURES

- Rent: £1,550 per month
- 977 Sq Ft (90.76 Sq M)
- Superbly presented
- Canal side views with putting green / yoga deck
- Last used as a creative pod cast studio
- 3 parking spaces ample street parking locally
- Centrally located in Sandiacre
- 1.2 miles from A52 and M1 J25

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO

TO LET - OFFICE

LOCATION

Sandiacre is a town in the borough of Erewash in Derbyshire adjoining the border with Nottinghamshire.

The premises is situated 0.3 mile north of the town centre on Town Street, accessed from the main B5010 Derby Road. An excellent range of high street shops, services and amenities are in the immediate vicinity including Lidl, a Cooperative Food Store and the renowned La Rock Restaurant (featured in the 2021 Michelin Guide) .

The premises is superbly positioned for access to the A52 and J25 of the M1 Motorway being situated just 1.2 miles to the southwest.

DESCRIPTION

Superb ground floor office with parking, putting green and canal side views! Built to open plan and fitted out with useful meeting room, managers office, kitchen and WC's. Finished with carpet floor coverings, good distribution of power, data and LED lighting.

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
TOTAL	977	90.76

PLANNING

We believe the property 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 uses STP and landlord consent. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. Electricity is sub metered. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as an workshop and premises on VOA.gov.uk. Subject to status you may qualify for 100% rates relief.

Rateable Value: £6,200

TENURE

Office for rent by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £1,550 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

D (86)

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.

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

The OMEETO logo is a dark blue 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

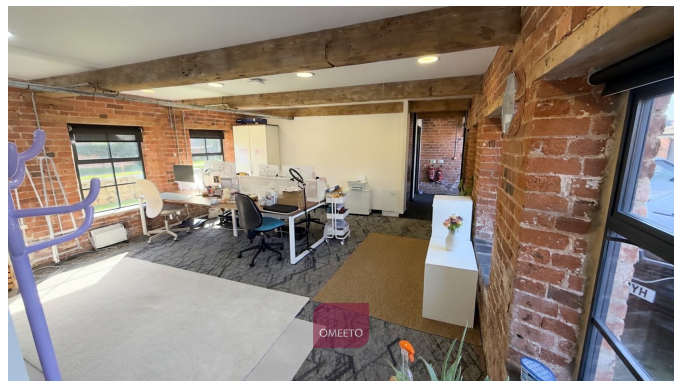
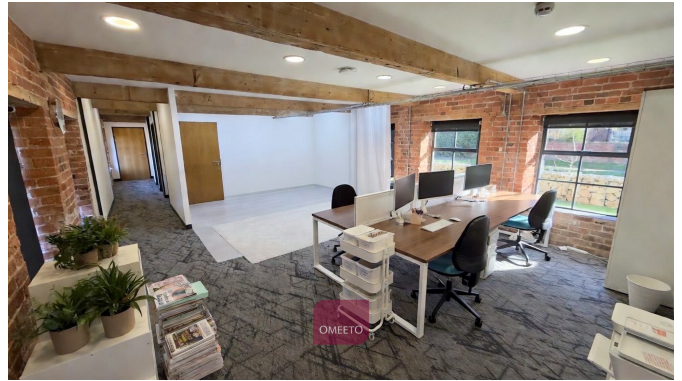
07-Apr-2026

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

Chris Wright

01332 840328

07471072799

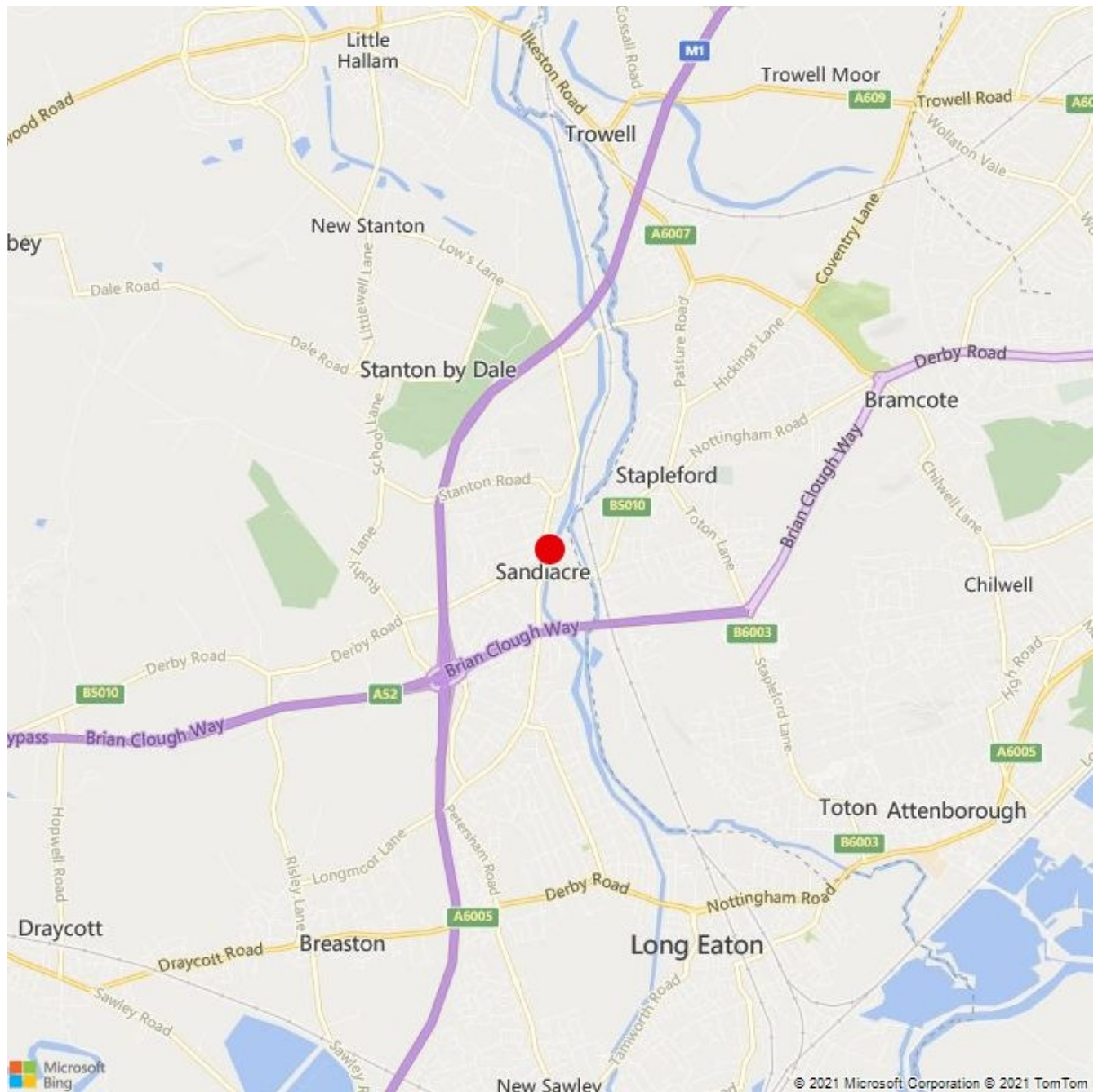
chrisw@omeeto.co.uk

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.

OMEETO



OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO