

TO LET

High-Quality Office Accommodation

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Ground Floor, Long Mill, Darley Abbey Mills,
Darley Abbey, Derby DE22 1DZ

RENT INCENTIVES AVAILABLE



Rent: £32,000 per annum exclusive

- Attractive ground floor office suite.
- Total Net Internal Area of 230.21m² / 2,478sq.ft.
- Dedicated parking available on site.
- Part of the Derwent Valley Mills World Heritage Site.
- Good links to the city centre and wider road network.
- Immediately available.



SALLOWAY



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Location

Darley Abbey is a popular suburb situated approximately 2 miles to the North of Derby City Centre, with its focal point being the Darley Abbey Mills complex, situated on the bank of the River Derwent and forming part of the Derwent Valley Mills World Heritage Site.

The complex is located on Old Lane, accessed off Haslams Lane, with excellent road access to the city centre and the wider road network due its proximity to the nearby A6, A38 and A50.

Description

Darley Abbey Mills have been sympathetically restored and now provide a vibrant mix of high-quality office, studio and business accommodation, together with leisure, hospitality and creative occupiers, all in a distinctive riverside setting.

The available accommodation is provided within the Long Mill, which is Grade I listed and represents one of the principal mill buildings on site, occupying a central and commanding position, fronting the main access road and overlooking the River Derwent.

More specifically, the available suite occupies the Long Mill's ground floor, comprising predominantly open plan office accommodation which is presented to a very high standard whilst retaining many of the building's unique and original features.

The open plan configuration is complemented by a high-quality glazed partitioning, providing either private offices or meeting space. Additionally, the suite incorporates its own modern kitchen area as well as both male and female WC facilities.

Externally, the suite benefits from dedicated on-site parking provisions, as well as with the ability to also use the nearby Rugby Club's parking, if necessary.

Accommodation

The property comprises the following approximate floor areas:-

Office: 230.21 m² / 2,478 sq.ft.

Total Net Internal Area: 230.21 m² / 2,478 sq.ft.

Leasehold Terms

The property is available to let by way of a new effectively full repairing and insuring lease, subject to periodic upward only rent reviews where appropriate.

Rent

The property is available to rent at £32,000 per annum exclusive of rates and all other outgoings, with rental incentives potentially available subject to all other lease terms.

VAT

VAT is applicable on this transaction at the prevailing rate.

Service Charge

There is an annual service charge payable in respect of the maintenance, landscaping, external cleaning, CCTV and security monitoring of the Darley Abbey Mills site. The service charge is applied on a square foot basis, with the current rate understood to be £1.75 per square foot. Please note that this figure is subject to annual review.

Insurance

The property insurance will be charged in advance on a square foot basis, with the current rate understood to be £0.98 per square foot. Again, please note that this figure is subject to annual review.



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Services

It is understood that mains electricity, gas, water and drainage are connected to the property.

Additionally, the Darley Abbey Mills site benefits from a dedicated lease line which can provide a super-fast internet connection at an additional cost.

Energy Performance Certificate

We understand that the property is exempt from the requirement to hold an EPC in this instance, due to it forming part of a Grade I listed building.

Business Rates

The property appears to currently be listed on the Valuation Office Agency website with the following Rateable Value:- £14,500 (£16,500 from April 2026).

Interested parties are advised to confirm all business rates related queries with the Local Authority,

Planning

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning related queries with the Local Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewings

Viewing is strictly via prior appointment with agents, Salloway:-

Tel: 01332 298000
Email: hberesford@salloway.com / wspeed@salloway.com

Alternatively, please contact Joint Agents, BB&J Commercial:-

Tel: 01332 292825
Email: commercial@bb&j.co.uk



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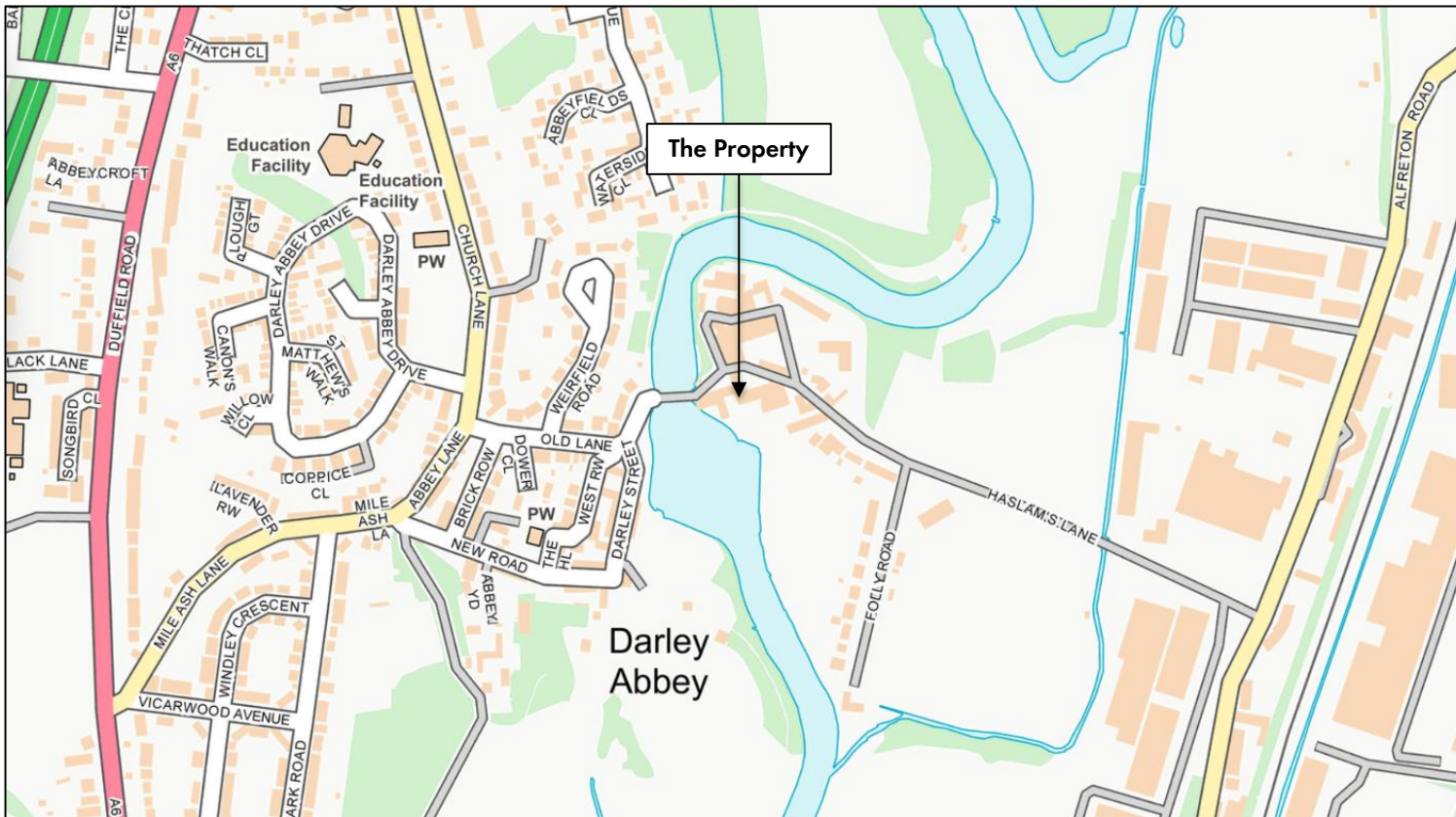
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This brochure is intended to be a guide only so please read these important notes:

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