

# STUART EDWARDS



## Abbey Street

, Derby DE22 3SX

- Currently used as a Church with F1 planning classification
- Size: 345 sqmt / 3714 sqft
- Central Location
- Multi-Use flexible commercial property

**£2,500 Per Month**

**Council Tax Band: Exempt**  
**EPC Rating:**

**FULL DESCRIPTION**

Unlock the potential of this multi-use commercial property. Versatile layout with over 345m<sup>2</sup> of flexible space across 3 floors, including a 100m<sup>2</sup> Main Hall. Ready to become your ideal creative studio, fitness venue, community hub or mixed-use. Prominent street-facing building– perfect for signage and displays. Potential to sublet floors or create coworking models

**PROPERTY HIGHLIGHTS**

Main Hall: 100m<sup>2</sup> open-plan space with high ceilings – perfect for events, studios, or co-working 3 Additional Floors: Approx. 72m<sup>2</sup> each, ideal for offices, workshops, or retail setups Ground Floor Main Road Entrance: 26.6m<sup>2</sup> with courtyard access - bonus outdoor space Private Office: 12.8m<sup>2</sup>, ideal for admin or management base Utilities & Bathrooms: Multiple facilities across floors for convenience Total Usable Area (excluding stairs): Approx. 345.4m

**GREAT LOCATION**

10-minute walk to Derbion Shopping Centre, University of Derby and Derby Museum & Art Gallery. Excellent Public Transport Links and easy access to Derby Ring Road, A38 and A52. Close to multiple bus stops

**EPC.**

Not required as currently used as a church.

**IMPORTANT INFORMATION.**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**CLIENT MONEY PROTECTION.**

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of UKALA.

**PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.

**PROPERTY PORTALS.**

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

**THE PROPERTY OMBUDSMAN.**

Membership is held with The Property Ombudsman for sales and lettings.

**THANKS.**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

