

First Floor | 12 Pride Point | Pride Park | Derby | DE24 8BX

First floor self-contained office suite situated on Pride Park, Derby

150m²
(1,623ft²)

- Good quality offices with private entrance
- Open plan accommodation with meeting rooms
- On site parking for 5 cars
- Well established business park setting
- Available on new lease terms
- Rent £18,670 per annum



TO LET



Location



Gallery



Contact



Location

Pride Park is Derby's premier business address. The location offers excellent accessibility to Junction 24 of the M1 motorway and the East Midlands Airport via the A50.

Pride Park is situated immediately south of the A52 dual carriageway, which is one of the city's principal routes connecting Junction 25 of the M1 to the east and also provides a direct link to the neighbouring city of Nottingham.

More specifically, the property is located on Pride Point which is accessed off Pride Parkway, one of the main estate roads off Pride Park. Pride Point Drive is a modern office development constructed originally by Cedar House Investments.

The Property

The property comprises first floor office space with a self-contained entrance, within a two storey end terraced office building. The first floor provides a mixture of open plan and cellular accommodation, with a built-in kitchen and disabled WC. The total specification includes:

- LG3 lighting
- Suspended ceilings
- Air-conditioning
- 5 car parking spaces





Accommodation

The premises comprise the following approximate net internal floor areas:

Area NIA	m ²	ft ²
Total	150	1,623

Business Rates

We are advised by Derby City Council business rates department that the premises hold the following rateable value:

£20,250

The current small business multiplier is 0.499. All interested parties are advised to make specific enquiries with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

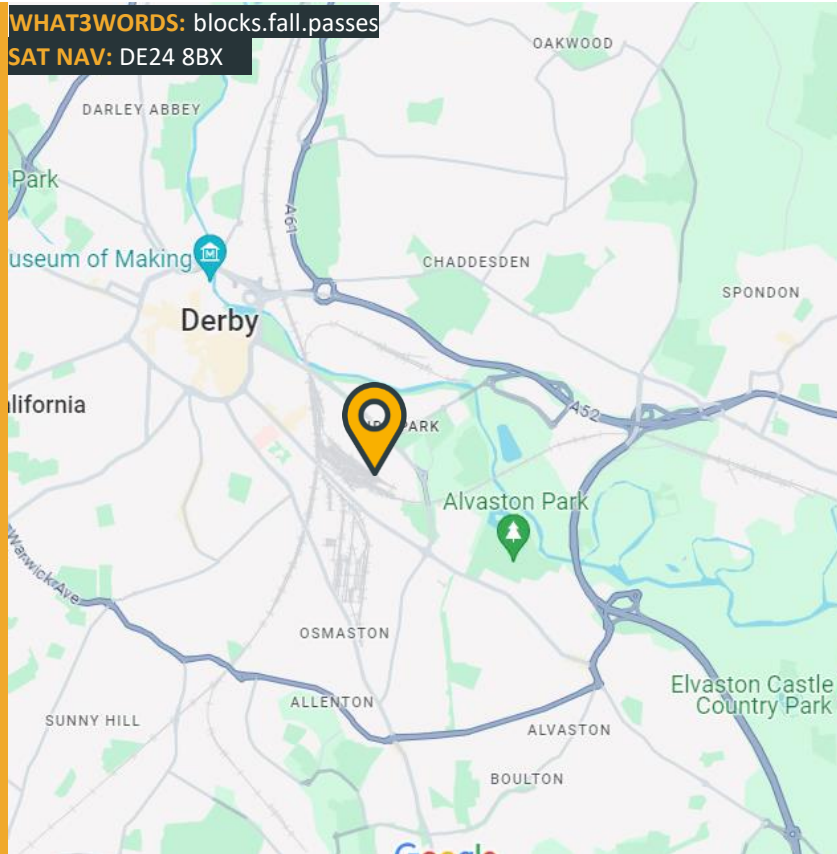
Service Charge

A service charge is levied to cover the maintenance and upkeep of the common parts. Please contact the agents for further information on the annual budget.

EPC

The property has an EPC rating of B (50).

WHAT3WORDS: blocks.fall.passes
SAT NAV: DE24 8BX



Rent

The property is available to let on a new lease for a term to be agreed at a rent of:

£18,670 per annum

VAT

We confirm all figures quoted are exclusive of VAT. VAT 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:-

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