

38 Royal Scot Road | Pride Park | Derby | DE24 8AJ

## Self-contained office suite situated on Pride Park, Derby available immediately

114 m<sup>2</sup>  
(1,233 ft<sup>2</sup>)

- Good quality office space over ground and first floors
- Private entranceway
- Open plan first floor office space with two partitioned office rooms, small kitchen & W/C facilities
- Ground floor meeting room/ office space
- Six car parking spaces
- Popular business park location
- Available immediately
- Rent of £14,950 per annum



**TO LET**



Location



Gallery



Contact



## Location

Pride Park is Derby's premier business address and has over 10,000 people working on the park each day. Major attractions to the location are; David Lloyd Health & Fitness, Derby County Football Club and Conference Centre, Seven Restaurant, Greggs, Subway and M&S Food.

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 city centre.

More specifically, the property is located on Royal Scot Road, which is accessed off the main A6 (Pride Parkway) at the Derby Audi roundabout.

## The Property

The property comprises a two-storey modern office building which provides part of the ground floor and all of the first floor. The ground floor provides a small front facing room, additional storage space, kitchen and WC's. The first floor provides open plan office accommodation with two partitioned office rooms, a small kitchen and a W/C.

The specification includes:

- Suspended ceiling with recessed lighting
- Raised access floor with floor boxes
- Kitchen areas to ground and first floor
- Perimeter trunking and data cabling
- Security alarm & internal shutters on windows and entranceway
- Separate utility metres





## Accommodation

The property has the following approximate net internal floor area:

38 Royal Scot Road	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	25	271
First Floor	89	962
<b>Total</b>	<b>114</b>	<b>1,233</b>

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

## Business Rates

The premises hold the following rateable value:

**£15,500**

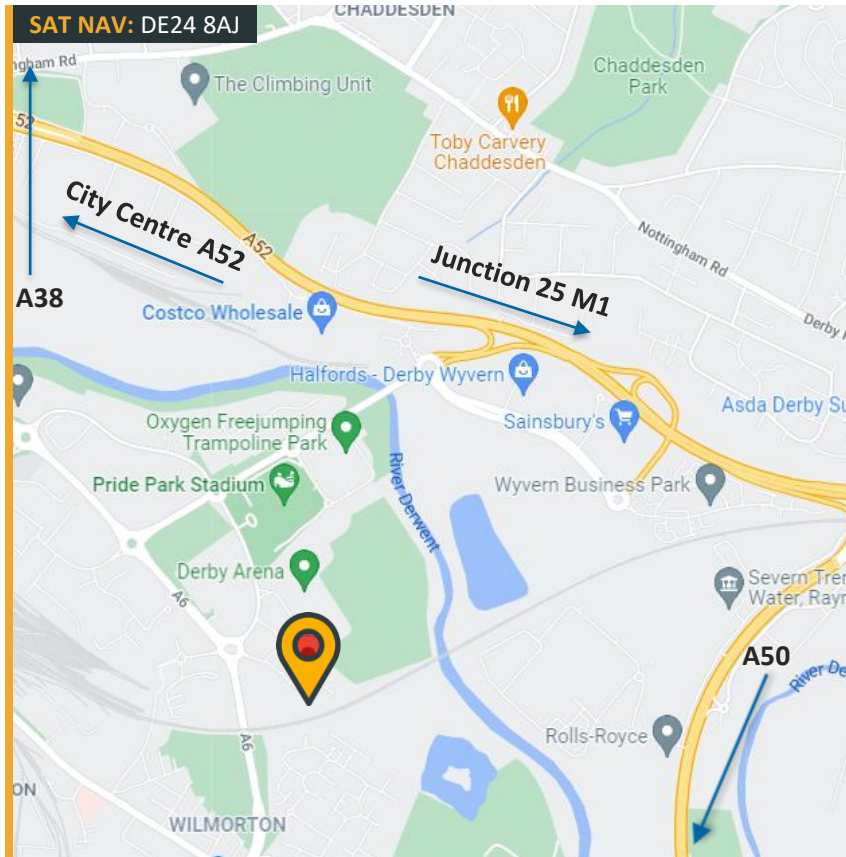
The current small business multiplier is 43.2p. All interested parties are advised to make specific enquiries with the local billing authority.

## VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

## EPC

The property has an Energy Performance Certificate rating of C (65).



## Lease Terms

The property is available to let on a new Internal Repairing Lease at a rent of:

**£14,950 per annum**

## Service Charge

A service charge will be payable for buildings insurance, shared maintenance costs and the estate service charge. Please contact the agent for further information on the annual budget.

## Further Information

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

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