

Unit 18 Victoria Way | Pride Park | Derby | DE24 8AN

## Self-contained office and workshop premises situated on Pride Park, Derby

193m<sup>2</sup>  
(2,073ft<sup>2</sup>)

- Good quality business unit over ground and first floors
- Private entranceway
- Ground floor showroom/office space with workshop and stores to the rear
- Well specified first floor offices
- Full height warehouse storage with roller shutter loading door
- On site parking and loading area
- Popular business park location
- Immediately available
- Rent of £22,800 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 Victoria Way which is accessed off the main A6 Pride Parkway at Derby Audi roundabout.

## The Property

The property comprises a semi-detached two-storey hybrid unit. The ground floor accommodation provides showroom/office/lab space at the front, with workshop/stores to the rear, having side access loading doors, entrance lobby, kitchen and WCs. The first floor provides office space comprising both cellular and open-plan accommodation, plus a further W/C. The offices are of good quality and include the following specification:

- Suspended ceilings with recessed lighting
- Double glazing
- Air-conditioning
- Heating

Parking is provided at the front, together with side access.





## Accommodation

The property has the following approximate net internal floor area:

Unit 18 Victoria Way	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	1345	1,439
First Floor offices	59	634
<b>Total</b>	<b>193</b>	<b>2,073</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:

Office and premises ground floor -	<b>£12,250</b>
Office and premises first floor -	<b>£6,100</b>

The current small business multiplier is 49.9p. 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

A copy of the Energy Performance Certificate is available upon request.





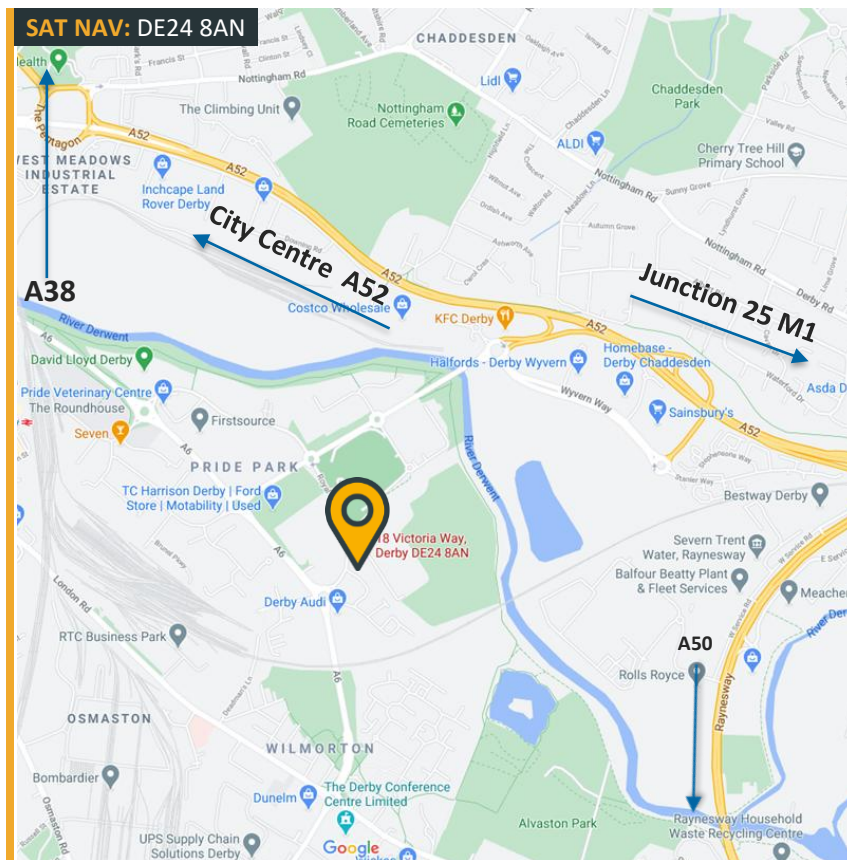
Location



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## Lease Terms

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

**£22,800 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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