

## Two-storey self-contained office premises situated on Derby's premier business park

387m<sup>2</sup>  
(4,172ft<sup>2</sup>)

- Good quality office accommodation with private entranceway
- Meeting rooms, breakout rooms, kitchen and W/C facilities
- Air conditioning, suspended ceilings with LED lighting
- Easy access to the A52 and city centre
- On site parking
- Popular business park location
- Rent - £62,580 per annum



**TO LET**



Location



Gallery



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## 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 Millennium Way which is accessed off Derwent Parade at the Pride Park Stadium roundabout.

## The Property

The property comprises a two-storey self-contained office building. The ground floor accommodation provides a reception area with open plan office accommodation and kitchen and W/C facilities. The first floor provides further open plan office accommodation with meeting rooms, W/C's and a kitchenette. The specification includes:

- Air conditioning
- Suspended ceilings
- Gas central heating
- On site parking
- Floor boxes and perimeter trunking





## Accommodation

The property has the following approximate net internal floor area:

| Unit 4, 5 and 6 Stadium Business Court | m <sup>2</sup> | ft <sup>2</sup> |
|--|----------------|-----------------|
| Ground Floor                           | 246            | 2,649           |
| First Floor                            | 141            | 1,523           |
| <b>Total</b>                           | <b>387</b>     | <b>4,172</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:

|                            |         |
|----------------------------|---------|
| Ground floor Unit 4 -      | £8,400  |
| Ground floor Unit 5 -      | £10,250 |
| First floor Unit 4 and 5 - | £11,500 |
| Unit 6 -                   | £14,000 |

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

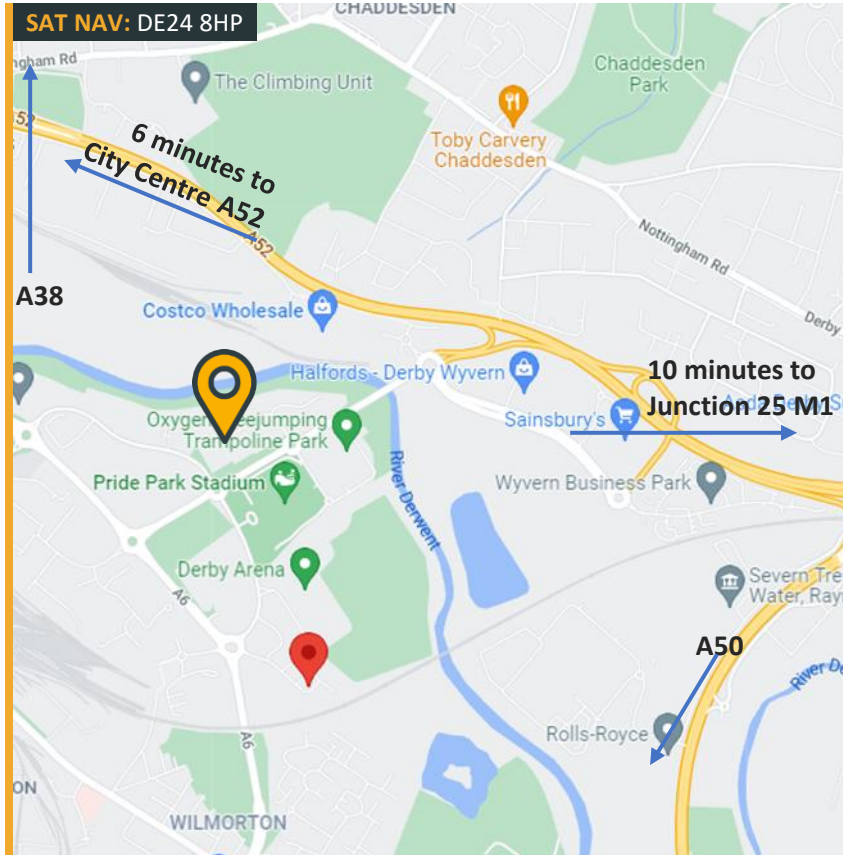
## VAT

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:

|               |       |
|---------------|-------|
| Unit 4 and 5: | B(50) |
| Unit 6:       | B(35) |



## 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.

## Rent

The property is available to let by way of new lease terms at a rent of:

**£62,580 per annum**

## Further Information

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

**Corbin Archer**

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**Darran Severn**

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Or our joint agent – Rob Haigh, RH Chartered Surveyors on 07980 056 973 / [rob@rhcharteredurveyors.co.uk](mailto:rob@rhcharteredurveyors.co.uk)



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