

10 Pride Point | Pride Park | Derby | DE24 8BX

Ground floor self-contained office premises on Derby's premier business park

89m²
(950ft²)

- Well established business park setting
- Good quality ground floor office accommodation
- Open plan office accommodation with meeting room
- Raised level access flooring, air conditioning and LED lighting
- Easy access to A52 and city centre
- On site parking
- Available on new lease terms
- Rent - £13,500 per annum



TO LET



Location



Gallery



Contact





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 Pride Point Drive which is accessed off Orient Way at the Pride Parkway roundabout.

The Property

The property comprises a good quality ground floor office suite. Internally the property has a communal entranceway leading to a secure private door to the ground floor office. The accommodation provides open plan office accommodation with a meeting room, kitchen and W/C facilities. The specification includes:

- Raised level access flooring
- Carpeting
- Heating and cooling air conditioning
- Suspended ceilings
- LED lighting
- 4 x car parking spaces
- Kitchenette and W/C facilities





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Accommodation

The property has the following approximate net internal floor area:

10 Pride Point	m ²	ft ²
Total	89	950

(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:

£12,000

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's Energy Performance Certificate rating is 35(B).





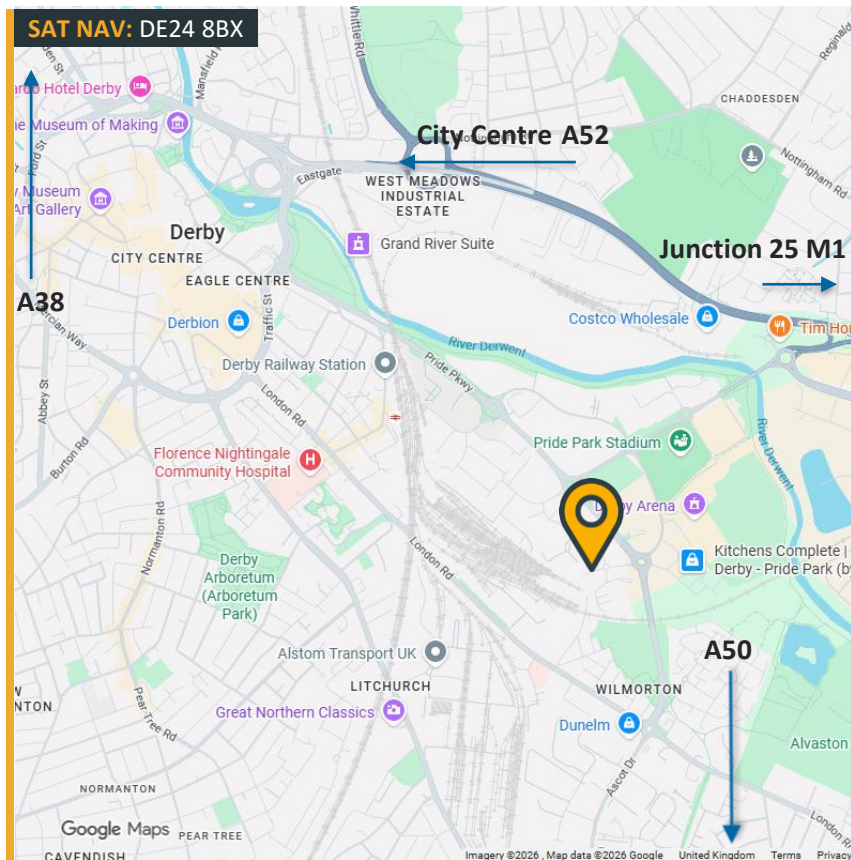
Location



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Lease Terms

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

£13,500 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.