

TO LET

Modern Detached Office with Parking

5 Pinnacle Way, Pride Park, Derby DE24 8ZS



- Total Net Internal Area **393.8 sq.m / 4,237 sq.ft.**
- Prime location on Pride Park within walking distance of Rail Station.
- 12 dedicated car parking spaces.
- High quality specification including air conditioning.
- Available late October 2024.

RENTAL: £60,000 P.A.X.

**01332
200232**

Location

Derby is a city in the East Midlands, centrally located and approximately 15 miles to the west of Nottingham and 34 miles to the northwest of Leicester. Road communications are excellent the A38, A50 and A52 trunk roads providing quick connections to the national motorway network.

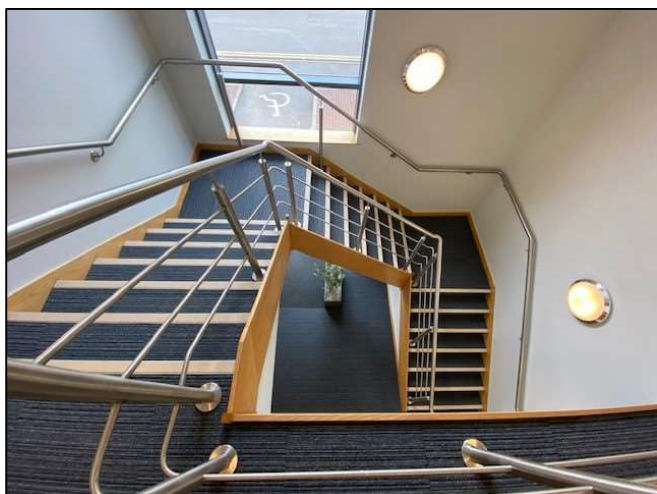
Pride Park is recognised as Derby's principal location for business, industry and leisure and is one of the most successful business parks in the UK located just one mile to the east of Derby City Centre off the A52.

The Park benefits from excellent commuter and public transport links; Derby's railway station is located within a few minutes' walking distance of the offices. Trains run frequently from and to London Euston and London St. Pancras stations. The travel time is from 1.5 to 2 hours by train.

Pinnacle Way is situated just off Locomotive Way and lies to the western (City Centre/Rail station) side of Pride Park.

Description

The property comprises a modern two storey office building of attractive red brick and render elevations beneath a pitched sheet roof.



Internally the property is finished to a high specification including a comfort cooling / heating unit, carpets, painted plaster walls, raised access flooring for communications, aluminium framed double-glazed windows and suspended ceilings incorporating modern lighting units.

The building has an attractive central service 'core' providing a ground floor entrance lobby with open stairs off, and toilet facilities and shower.

The current occupier has partitioned the offices to create meeting rooms and break out areas. The office is to be reinstated to open plan if required.

Externally there are 12 dedicated car parking spaces in a private car park.

Accommodation

The premises have been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition 2018:

Description	sq mtrs	sq ft
Ground floor	198.2	2,132
First floor	195.6	2,105
Total Net Internal Area:	393.8	4,237

Services

Mains water, electricity and drainage services are connected to the property.



First Floor boardroom

Tenure

The property is available to let on full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

Rates

The property has a rateable value of £54,500.

Rent

£60,000 per annum exclusive of VAT rates and all other outgoings.

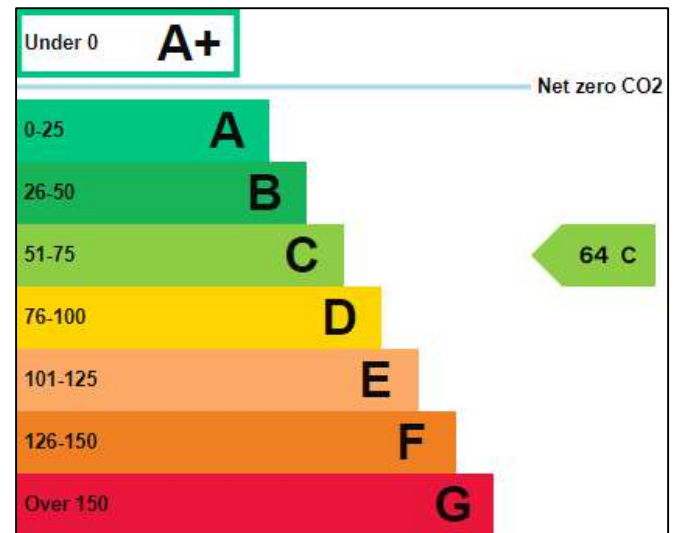
VAT

VAT is applicable.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC



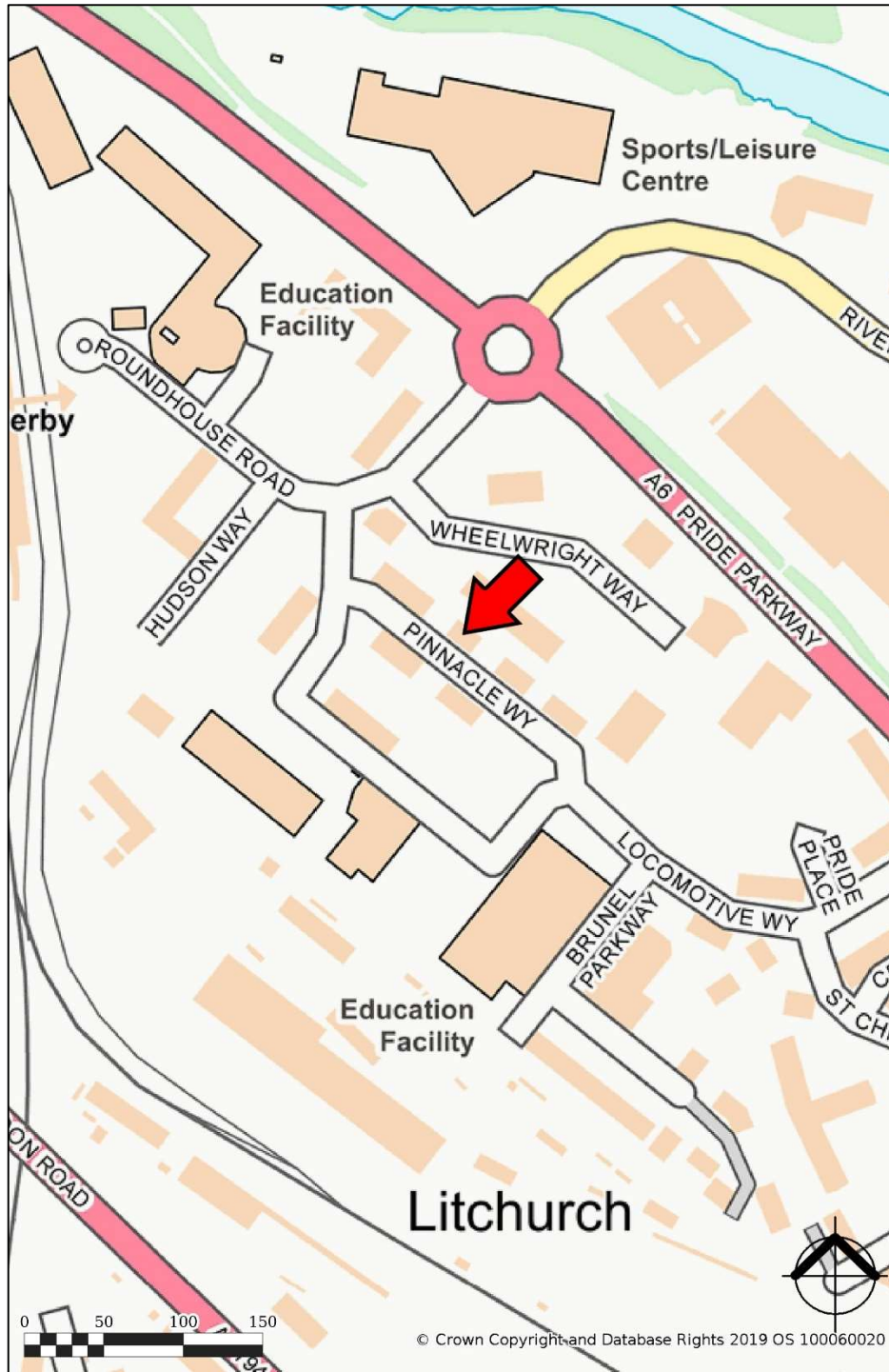
Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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