

# TO LET

## High Quality Two-Storey Office

10 Pride Point Drive, Pride Park, Derby, DE24 8BX



- High quality two storey office.
- Total Net Internal Area: **176.1 sq.m / 1,895 sq.ft.**
- Prime commercial location on Pride Park.
- 8 dedicated car parking spaces.

**RENT: £26,500 P.A.X**

**01332  
200232**

## Location

Derby is a thriving city at the heart of the UK, located approximately 15 miles (24 km) to the west of Nottingham and 34 miles (55 km) to the northwest of Leicester.

Pride Park is recognised as Derby's principle location for businesses, industry and leisure and is one of the most successful business parks in the UK located just 1 mile (1.5km) to the east of Derby city centre.

Pride Park benefits from excellent commuter and public transport links; Derby's railway station is located within a few minutes walking distance. Trains run frequently from and to London Easton and London St. Pancras stations. The travel time is from 1 ½ to 2 hours via train.

Pride Point Drive is situated to the south of the Pride Park development just off Orient Way.

## Description

The property comprises a ground-floor and first-floor suite within a two-storey modern office building of full brick elevations beneath a pitched tiled roof.

Internally the property is finished to a high specification including a comfort cooling / heating unit, carpets, raised floors, recessed lighting and suspended ceilings.



There is a kitchenette on the ground floor office area, service core with lobby, disabled WC facilities and staircase.

Externally there are 8 dedicated car parking spaces in the communal car park.

The property could be split to provide a ground floor and first floor suite if required.

## Accommodation

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

Description	sq mtrs	sq ft
<b>Ground Floor</b>	<b>88.0</b>	<b>947</b>
<b>First Floor</b>	<b>88.1</b>	<b>948</b>
<b>Total NIA</b>	<b>176.1</b>	<b>1,895</b>

## Services

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

## Tenure

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

## Rates

According to the VOA the property is split for rating. The Ground Floor has a Rateable Value of £12,500. The First Floor has a Rateable Value of £12,250.

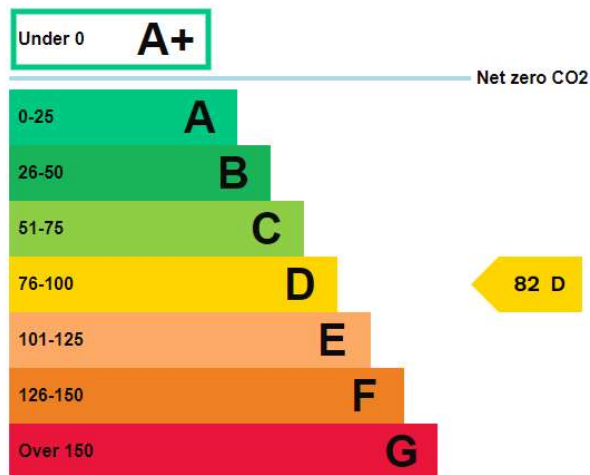
## Rent

£26,500 per annum exclusive of rates and all other outgoings.

## 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**

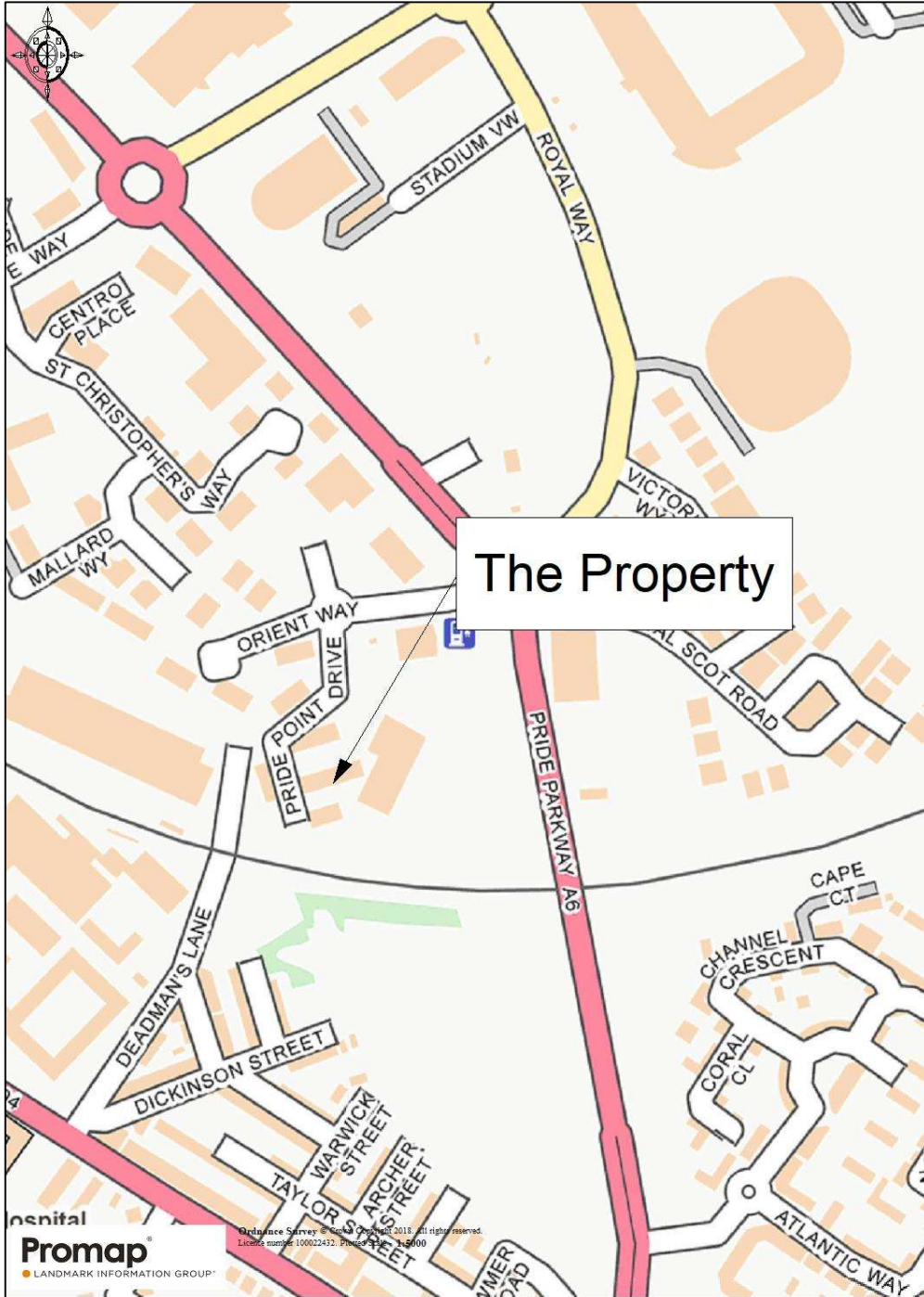
**Tel: 01332 200232**

**Email: [info@davidbrownproperty.com](mailto:info@davidbrownproperty.com)**

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.



The Property

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