

TO LET

First Floor Office Suite

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



- High quality first floor office suite.
- Net Internal Area **87.08 sq.m / 937 sq.ft.**
- Prime commercial location on Pride Park.
- 4 dedicated car parking spaces.
- Available immediately on new lease terms.

RENT: £14,000 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 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, LED lighting and suspended ceilings.

The office is an 'L' shape configuration which is predominantly open plan with mid-height

partitions. There is a kitchenette within the demise and a shared service core with a lobby, disabled WC facilities and staircase.

Externally there are 4 dedicated car parking spaces in the communal car park.

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
Total NIA	87.08	937

Services

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

Tenure

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

Rates

According to the VOA the property has a Rateable Value of £11,750. The property therefore may be eligible for 100% small business rates relief.

Rent

£14,000 per annum exclusive of rates and all other outgoings.

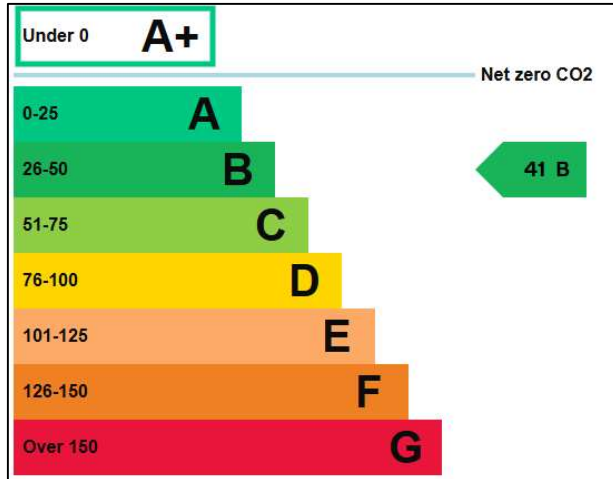
Legal Costs

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

Viewing

Viewing is strictly via appointment with sole agents:

EPC



David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com

IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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