

**To Let – Available from August 2026**  
**Modern Office Building**  
**1,385 sq ft** (128.66 sq m)

2 Melbourne Court, Pride Park, Derby, DE24 8LZ



- Modern office building on Derby's premier business park
- 5 allocated car parking spaces
- Suspended ceilings with LED lighting units
- Excellent road communications

01332 295555

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## Location

Melbourne Court comprises a modern office development occupying a central position on Pride Park in an extremely prominent location facing Derby County's Pride Park Stadium on Derwent Parade, one of the main arterial routes through Pride Park.

The property is accessed via Millennium Way and has good access to the A52; to Junction 25 (M1), the A38, A50 and A42 (M42) South-West.

## The Property

2 Melbourne Court comprises a mid-row two storey campus style modern office building with compliant attic conversion.

Believed to be of steel frame construction with cavity walls comprising facing brick and a concrete block inner skin beneath a pitched and tile clad roof.

The premises are accessed via a ground floor entrance lobby with a Disabled WC facility.

The ground floor office accommodation is arranged in a 'L' shape around a kitchen/staffroom and has been sub-divided by way of a semi-glazed partition wall to create two good sized office areas.



A staircase from the ground floor entrance lobby provides access to the first floor with unisex WC facility on the landing and a personnel door from the landing provides access to the first floor office accommodation.



The first floor accommodation is similarly arranged in an 'L' shape around the stairwell and comprises an open plan office area which has been sub-divided by way of a semi-glazed office partition wall to create a smaller open plan area together with a good size private office to the front.

An additional personnel door from the landing provides access to a second staircase leading to a compliant office/storage loft conversion facility.

Outside, there are two car parking spaces immediately in front of the premises each with an EV charging point and three further designated parking spaces are located within the car parking area serving Melbourne Court.

## Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

**Ground floor**      645 sq ft   ( 59.92 sq m)

**First floor**      562 sq ft   ( 52.22 sq m)

**Attic conversion**   178 sq ft   ( 16.54 sq m)

**TOTAL:**      1,385 SQ FT (128.66 SQ M)

Please note that floor areas are provided for information purposes only and prospective occupiers are advised to undertake and rely upon their own measurements of the property.







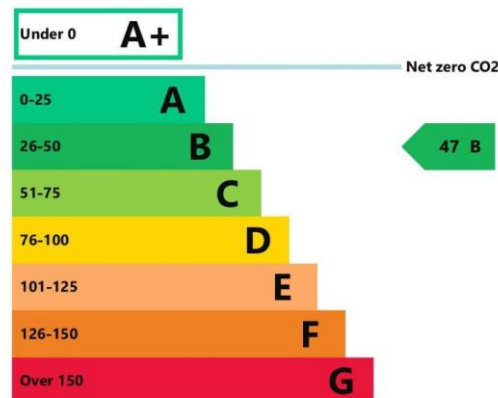
## Specification

The offices are finished to a good specification including:

- Suspended ceilings with integrated LED lighting units
- Carpet tiles to office areas
- Wall mounted electric panel heaters
- Perimeter skirt trunking
- Ladies/Gents and Disabled WC facilities
- Kitchen facilities on both floors
- 5 dedicated car parking spaces
- 2 EV chargers
- Compliant loft conversion providing additional 'second floor' accommodation

## EPC

The property has an Energy Efficiency Rating as follows:



A copy of the Energy Performance Certificate can be made available on request.



## Terms

The premises are available to let by way of a new lease drawn on a full repairing and insuring basis.

The tenant will be responsible for maintaining both the interior and exterior of the building.

The landlord will take out a suitable buildings insurance policy and recharge the premium to the tenant.

## Rent

£19,000 per annum exclusive.

## Service Charge

The tenant will be responsible for the head landlord's estate management service charge.

## VAT

We are advised that VAT will be payable on the rent/costs as appropriate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction



## Viewing

All Viewings are to be strictly by prior appointment through the sole letting agents, Raybould & Sons.

Contact: **Martin Langsdale**

Tel: **01332 295555**

Email: **[martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)**

(subject to contract and availability)



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