

TO LET

High Quality Office Accommodation

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

1 New Park Place, Pride Park,
Derby DE24 8DZ



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Emily Hänel

Tel: 01332 298000

Email: ehanel@salloway.com

New Lease: £13,500 p.a.x

- Modern ground floor office suite comprising 82.83 m² / 892 sq.ft. inclusive of 5 car parking spaces - immediately available.
- Excellent specification includes comfort cooling, raised floors/suspended ceilings and kitchenette.
- High-profile position on Pride Park, Derby's premier business park.
- Benefits from easy accessibility to Junction 24 of the M1 and East Midlands Airport via the A50 and Junction 25 of the M1 via the A52.

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



Location

The premises occupy a prime position on Pride Park, visible from island 3 just off Pride Parkway. (Turn left into New Park Place off Locomotive Way, immediately after St Christopher's Way).

Pride Park is well established as Derby's premier business park and the premises are within walking distance of the railway station and the city centre. Restaurant and leisure facilities are available on Pride Park with out-of-town shopping facilities available at Wyvern Retail Park nearby.

Description

The premises comprise a prominent, high quality ground floor suite of offices of approx. 82.83m² / 892sq.ft. which are ready for immediate occupation.

The accommodation is constructed to a high specification which includes raised access floors for power, data and telecoms distribution having a number of floor boxes installed. There is a combined heating and comfort cooling system and the lighting is to Cat 2 standard. There is carpeting throughout. There is also a kitchenette and shared male and female toilet facilities.

Externally there are 5 dedicated/marked car parking spaces adjacent to the building.

Accommodation

The property comprises:

Ground Floor Office Suite

Net Internal Area: **82.83m² / 892sq.ft.**

Rates

The property is listed on the Valuation Office website as having a Rateable Value of £11,250. We understand that the property is therefore rates exempt.

Lease Terms

The property is available by way of a new effectively full repairing and insuring lease, subject to periodic rent reviews where applicable.

Service Charge

A service charge is payable towards the cost of maintenance and repair of the premises and for the environmental protection measures on Pride Park.

Rent

The property is available to rent at £13,500 per annum exclusive of business rates and all other outgoings.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonably incurred legal costs in connection with this transaction.

Energy Performance Certificate

The property has an EPC assessment of D81.

VAT

VAT is applicable at the prevailing rate.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Emily Hänel

Tel: 01332 298000

Email: ehanel@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewing

For further information or to arrange a viewing please contact sole agents, Salloway:-

Tel: 01332 298000

Email: hberesford@salloway.com / ehanel@salloway.com



This brochure is intended to be a guide only so please read these important notes:

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No. LIG01040.



SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Emily Hänel

Tel: 01332 298000

Email: ehanel@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com

