
1 Pride Point Drive |

Pride Park | Derby | DE24 8BX

Excellent office investment opportunity on Derby's premier business park

557m² (5,995ft²)



- **Detached two storey office property**
- **Raised floors and suspended ceilings**
- **On-site parking**
- **Air conditioning**
- **Popular business park location**
- **First floor and part ground floor let to Exponent International Limited**
- **Remaining suite to let**



FHP
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For Sale



Location

Pride Point Drive is situated off Orient Way in Derby, Pride Park, which links to the A6 through Pride Park. The location offers excellent accessibility to Junction 24 of the M1 and East Midlands Airport via the A50.

The A52 dual carriageway is also one of the City's principal routes connecting Junction 25 of the M1 to the East and also provides a direct link to the neighbouring city of Nottingham.

Pride Park is Derby's premier business address. Pride Point Drive is a modern office development constructed originally by Cedar House Investments and other occupiers nearby include Unite the Union, Derby County Community Trust, YMD Boon Architects, Audi, BSP Consulting, Inchape Toyota and Lexus.

Pride Park

+ There are at least 62 companies on Pride Park including; Derwent Living, Severn Trent, One Source, East Midlands Railway, Rolls-Royce and Web Help.

+ Pride Park has over 10,000 people working on site each day and direct access to the railway station.

+ Major attractions to the location are; Subway, Starbucks, David Lloyd Health & Fitness, Derby County Football Club and Conference Centre, Seven Restaurant, Greggs, and Frankie & Bennys

+ Derby Arena, a 5,000 seat velodrome, leisure and sports facility is a short walk away.

+ Local major employers include; Bombardier, Rolls Royce and Toyota.



The Property

The property comprises a 2 storey detached building having communal entrance area and finished to a good standard including:

- Suspended ceiling with inset lighting
- Raised access floors
- Kitchen areas
- Meeting rooms
- Air conditioning
- 21 allocated parking spaces
- Lifts

Accommodation

	M ²	Ft ²
Ground floor vacant suite	178	1,915
First floor and part ground – Exponent	379	4,080
Approx. net internal	557	5,995

Tenancies

The first floor and part ground is let to Exponent International Limited on a lease expiring 14 March 2021 at a rent of £51,750 pa. Their latest accounts Y/E December 2018 show a turnover of £16.6m and pre tax profit of £4.07m.

The ground floor suite is vacant and available to let quoting £24,500 pa.

Price

The property is available for sale at a guide of:

£900,000

All figures quoted are exclusive of VAT.

Service Charge

A service charge is levied for common areas, shared services and facilities, and recharged to the tenants.

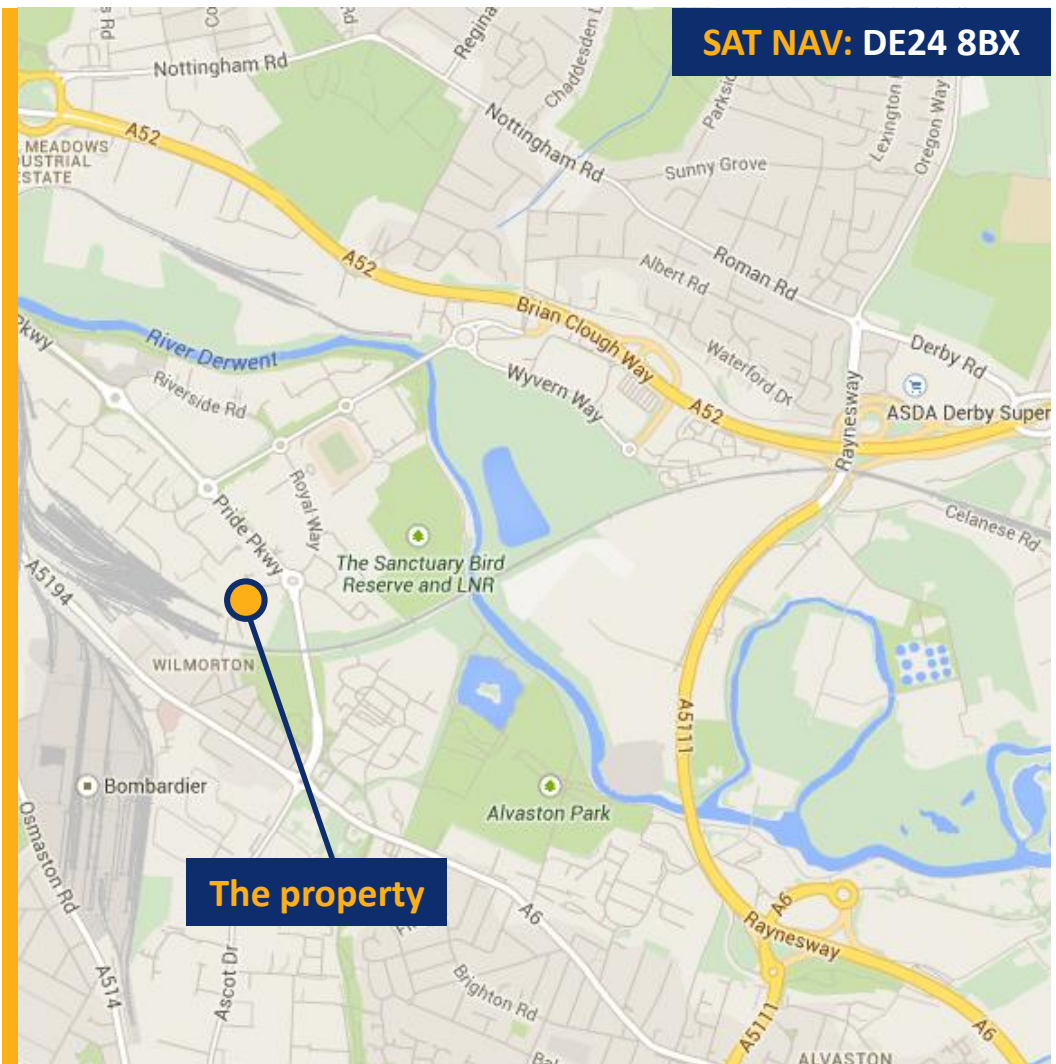
EPC

The premises has an Energy Performance Certificate rating of C (57).

Identity Checks

In order to comply with Anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

SAT NAV: DE24 8BX



The property

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