

TO LET

Grade A Prime HQ Offices/Call Centre

Riverside Road, Pride Park, Derby, DE24 8HY



20,000 – 85,000 sq ft GIA approximately

Property Highlights

- Prominently located in the heart of Pride Park
- Short walking distance to Derby Train Station
- High specification call centre and self contained office building with excellent on-site parking 1:250 sq ft
- Available on a new lease

For more information, please contact:

Scott Rutherford
Partner
+44 (0)121 710 5785
Scott.Rutherford@cushwake.com

No.1 Colmore Square
Birmingham B4 6AJ
T: +44 (0)121 697 7333

Location

The city of Derby comprises one of the three main conurbations in the East Midlands together with Nottingham (16 miles west) and Leicester (33 miles north west).

The city benefits from excellent road communications being approximately 6 miles from the M1 Junction 25, providing excellent north to south access. The A50 (M1/M6 link road) is approximately 2 miles to the south of the city and provides good east to west access. The city is also well served by the A38/A52/A6 network.

Derby train station is within close proximity with regular direct trains from Derby to London St Pancras with the fastest journey time of 1 hour 50 minutes and East Midlands International Airport is located approximately 10 miles south east of the city.

Pride Park is a substantial 180 acre business park located at the eastern edge of Derby city centre adjacent the River Derwent and the railway station.

The development is one of the largest and most successful single urban regeneration projects in the UK, the site was previously the home of Derby's railway manufacturing industry.

As well as Derby County Football Club's stadium, Pride Park has attracted a good mix of commercial, retail and leisure occupiers including Rolls Royce Plc, SNC Lavalin, Geldards LLP, Ricardo Rail, Handelsbanken, East Midlands Trains, Derbyshire Health United, Travelodge, Holiday Inn Express, David Lloyd Health and Fitness and Harvester.

Description

The property was constructed as part of the original Egg Banking Plc headquarters and call centre totalling some 142,231 sq ft.

Currently available is the self-contained south wing of the **main building totalling approximately 65,000 sq ft**. The accommodation provides open plan column free space along with own entrance and reception, canteen and meeting rooms.

All the accommodation in the main building benefits from an air displacement air conditioning system, which uses the panels in the 600mm full access raised floors and is managed by a Trent building management system.

Also available and adjacent to the main building is an **office building of approximately 20,865 sq ft (GIA)**. This accommodation benefits from raised floors and suspended ceilings with recessed cat II lighting and air conditioning. There is a single roller shutter door to the rear.

The building benefits from an excellent on-site parking provision at a ratio of **1 space per 250 sq ft**.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The business rates form part of a larger assessment and would need to be reassessed on occupation. An indication of the rates payable as currently assessed equates to £3.70 per sq ft approximately.

Rent

Rent on application.

Service Charge

A service charge will be levied for the upkeep of common external areas and other services if multi let.

EPC

The premises has an EPC assessment of D 78.

Legal and Surveying Costs

Each party to bear its own legal costs.

Viewings

Strictly by appointment with Cushman & Wakefield or our joint agent:

Nick Hosking, Innes England
01332 362244.

T:



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Particulars prepared May 2018
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