

5 Mallard Way

Derby DE24 8GX



Fully Fitted Self Contained Office Opportunity on Pride Park



The property is located close to Derby city centre on Pride Business Park. The business park benefits from a number of transport links including the park and ride, and is in close proximity to Derby Railway Station. Pride Park is situated south of the A52 linking to J25 of the M1.

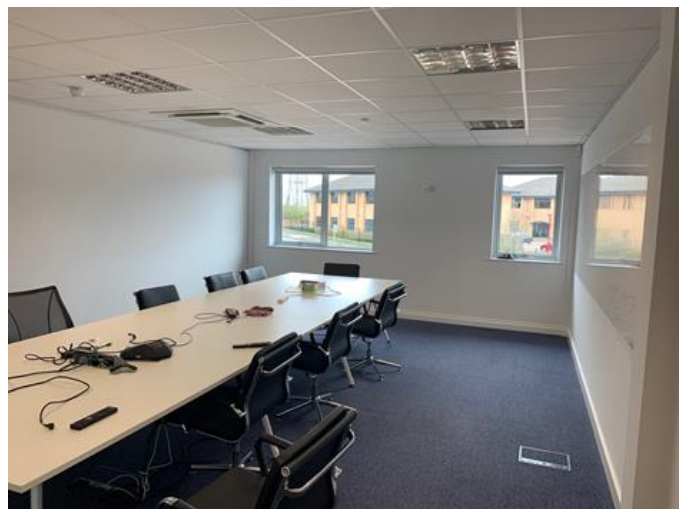
The property is split over two floors and provides an efficient open plan floor plate with a kitchen on the ground floor and various meeting rooms and an auditorium on the first floor.

Availability

Floor	Sq Ft	Sq Mt
Gnd	3,208	298
1 st	3,208	302
Total	6,416	600

Specification

- Suspended ceiling
- Air conditioning
- CAT 11 lighting
- Open plan office space
- Auditorium and meeting rooms
- Lift
- Raised flooring
- Good car parking ratio



CONTACT US

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OFFICES

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Terms

Rent

£15.50 sq/ft

Rates

The in-going tenant will be responsible for the payment of Local Authority rates. We understand that these are currently £6.55 per sq ft payable but you should make your own investigations.

Lease Terms

The accommodation is available by way of an assignment or flexible sublease up to February 2024.



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