

OFFICE, FOR SALE OR TO LET

12 STADIUM COURT, MILLENNIUM WAY

Pride Park, Derby, DE24 8HP



KEY FEATURES

- Price: £275,000 for the Freehold/Rent: £22,000 per annum
- 1,526 Sq Ft (141.77 Sq M)
- Excellent parking
- With Air Con & LED Lighting
- Solar Panels
- Infrastructure for leased line internet
- Ground and first floors separately assessed for business rates
- Within 0.9 miles of Derby Arena and Park & Ride

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FOR SALE/TO LET - OFFICE

LOCATION

Pride Park is located c1 mile east of Derby City Centre and is generally regarded as a principle location for businesses.

The office for sale is situated on Stadium Business Court off Millennium Way. The office is within 0.3 miles of Derby County Football Stadium, Pride Park and Ride, Starbucks , EG Garage and Spar Convenience.

The office for rent benefits from excellent commuter and public transport links with Derby train station situated just 0.3 miles and Derby bus station 1.5 miles to the north west. The property has excellent access to the A38/A50 and the A52 which provides direct access to J25 of the M1 which lies just 7.0 miles to the east.

DESCRIPTION

Quality office with excellent parking, solar panels, air con, LED Lighting & Leased Line internet infrastructure. Originally built to open plan. The ground floor now provides a well appointed working area and two managers offices. The first floor provides meeting rooms, storage and a kitchen. There is a single WC to each floor.

The office for rent is finished to a high standard with trunking for power and data, electric heaters, alarm and security shutters. Externally there is forecourt parking for 8 cars.

ACCOMMODATION

The accommodation has been measured on a Nett Internal Area basis (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Ground floor	951	88.35
First floor	575	53.42
TOTAL	1,526	141.77

PLANNING

We believe the property has been used under Class E (Commercial Business and Service) of the Town and Country Planning Use Class Order 2020 but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The Solar Panel generates a credit (dependent on power generated) a£180 - £350 refund every 3 months. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as offices and premises on VOA.gov.uk with two separate assessments as follows;

1 St Flr Unit 12: £5,000

Gnd Flr Unit 12: £9,100

Please check the valuation office website for any rates incentives. Subject to status the occupier(s) may qualify for 100% rates relief.

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the shared external areas.

The current service charge budget is £1,472 **TENURE**
Office to let by way of a new FRI lease for minimum a term of 3 years. Alternatively a sale of the 999 Virtual Freehold will be considered.

PRICE OR RENT

The premises is available to buy for £275,000 for the Freehold/rent for £22,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

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VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

05-Mar-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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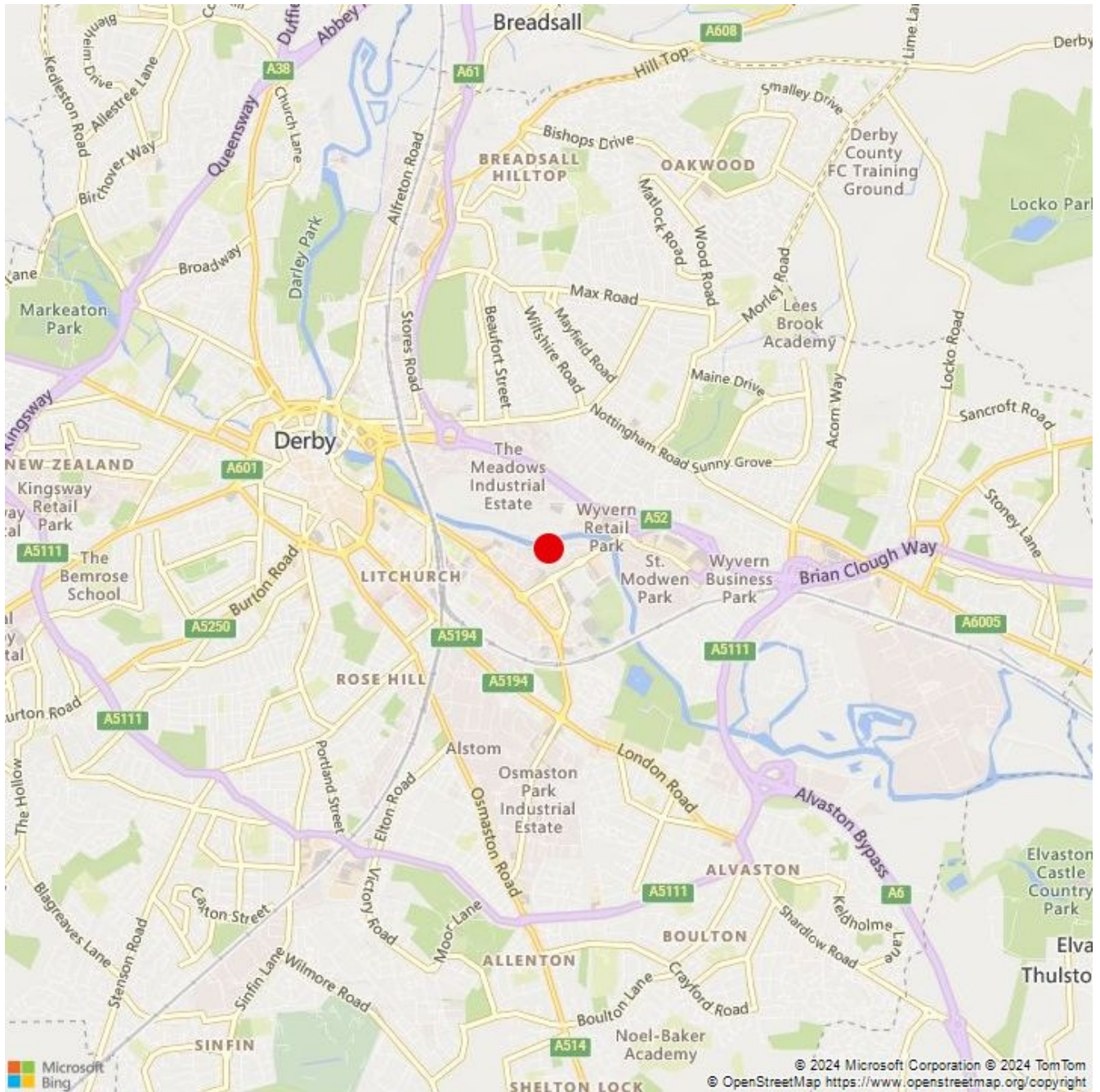
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IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white capital letters on a dark red background.



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