

41 Brunel Parkway, Pride Park, Derby, DE24 8HR

**TO LET**

**Modern quality office accommodation finished to a high standard 276.94 sq m / 2,980 sq ft NIA.**

**OVERVIEW**

Two storey office accommodation with passenger lift.

High speed internet connection.

Close proximity to train station.

Allocated parking provisions.

## LOCATION

Pride Park is recognised as Derby's principle location for business, industry and leisure.

Pride Park benefits from excellent commuter and public transport links; Derby's railway station is located within a few minutes walking distance with Midland Mainline running regular high speed trains into London St Pancras with journey times of approximately 1 hour 30 minutes.

Additionally, the area is well connected by road with the A52 (Brian Clough Way) nearby providing a direct route to the M1 motorway J25 which is some 3 miles to the east.

## DESCRIPTION

The building is of steel portal frame construction with cavity brick and block elevations, beneath a pitched tile clad roof. The elevations incorporate aluminium frame double glazing.

Internally, the property is set over two levels with both stair access and a passenger lift and is finished to a high specification with ground and first floor office accommodation which is both open plan and of a cellular nature together with dedicated WC and kitchen facilities to each level.

In general the specification comprises painted plaster walls with a suspended ceiling with inset tiles and a mixture of strip and spot lighting with comfort cooling and heating to the main office areas.

Externally, there are 12 allocated parking spaces.

## ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):-

Ground Floor - 139.66 sq m / 1,503 sq ft

First Floor - 137.28 sq m / 1,477 sq ft

TOTAL NIA: 276.94 sq m / 2,980 sq ft

## PLANNING

We are advised that the current use for the premises are B1 (Office). All planning information should be confirmed with the Local Authority.

## SERVICES

It is understood that all mains services with the exception of gas are available at the property.

## BUSINESS RATES

We advise that the premises have a Rateable Value of £39,000 with effect from April 2017. All interested parties are advised to confirm the rates payable by contacting the Local Authority.

## SERVICE CHARGE

A service charge will be levied to cover the cost of the maintenance of common landscaped areas of Brunel Business Park. We are advised that this charge is currently £1,586.52 + VAT per annum.

## TENURE

The property is available by way of a sub-tenancy or assignment and is subject to landlord's consent.

## PRICE

The premises are available to rent for £42,000 per annum exclusive.

## VAT

We advise that VAT will be payable on the rent and/or charges payable. All figures quoted are exclusive of VAT.

## LEGAL COSTS

We advise that each party will be responsible for their own reasonably incurred legal costs in respect of any transaction.

## VIEWING

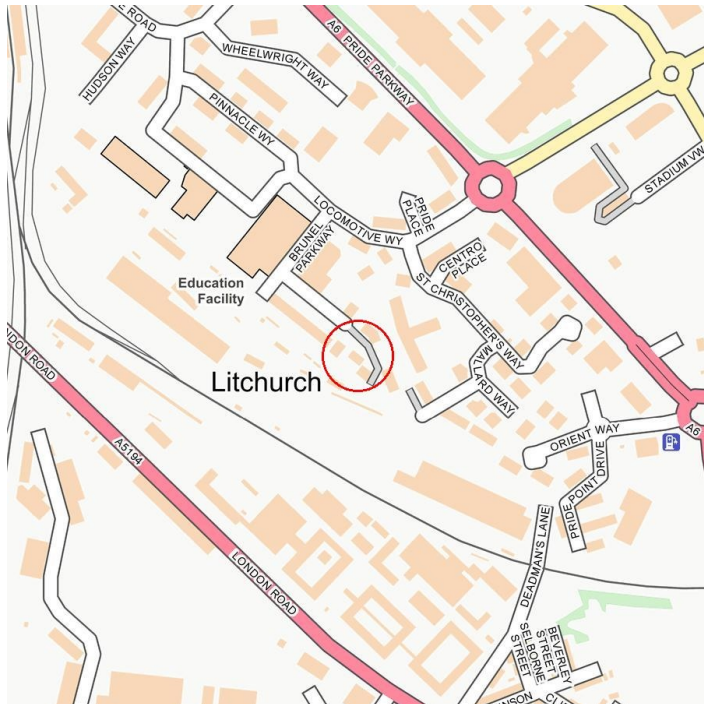
Strictly by prior appointment with sole agent BB&J Commercial.

## CONTACT

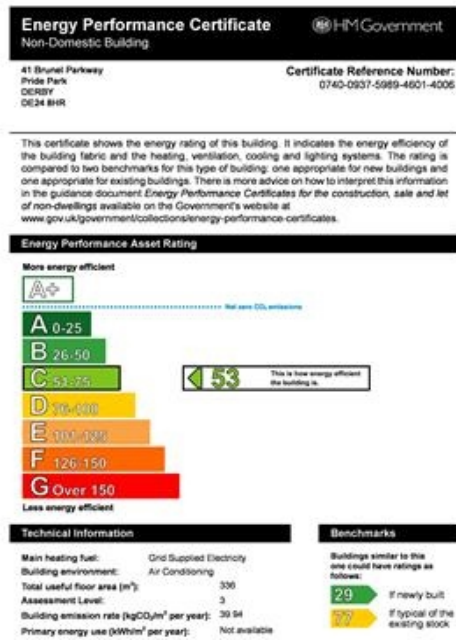
Chris Keogh  
01332 292825  
[c.keogh@bbandj.co.uk](mailto:c.keogh@bbandj.co.uk)



## LOCATION MAP



## ENERGY PERFORMANCE RATING



## PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

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