



First Floor The Arc, 6 Mallard Way, Pride Park , Derby DE24 8GX

Quality First Floor Office

- ▶ **273.3 sq m (2,943 sq ft) over a single floor**
- ▶ **Within iconic HQ building occupied by Handelsbanken**
- ▶ **15 parking spaces**
- ▶ **Attractive meeting / board room with full height glazing**

For enquiries and viewings please contact:



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Location

Pride Park is located approx 1 mile from Derby City Centre and is generally regarded as a principle location for businesses.

The property benefits from excellent commuter and public transport links with Derby train station situated just 0.6 miles and Derby bus station 1.2 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

The available office is situated on the first floor, above Handelsbanken. The office was constructed to open plan but has since been fitted out with useful staff and meeting room space formed from demountable partitions. The accommodation has been finished to a high standard to include suspended ceilings, air conditioning, LED lighting and raised access floors with power and data.

Please note the internal images are of the ground floor and representative of the space once refurbished.

Externally, there are 15 dedicated parking spaces.

Accommodation

	Sq M	Sq Ft
First Floor	273.4	2,943
Total	273.4	2,943

Measurements are quoted on a NIA Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services, with the exception of gas are connected to the property. Electricity is recharged via sub meter readings, water bills are split 50/50 with the ground floor occupier.

Planning

We understand that the premises benefits from an B1 (Business) use but may be suitable for a variety of different uses subject to planning. All planning information and enquiries should be directed to the planning team at Derby City Council.

Tenure

The property is available to let on a new lease for a term to be agreed.

Business Rates

The property needs to be reassessed. We expect the first floor rateable value could be in the region of £39,000 but recommend interested parties make their own enquiries.

Rent

The premises are available to rent for £39,500 Per Annum exclusive.

Service Charge

A service charge for the upkeep of the structure, common areas and estate will be levied. The current years budget is £3.05

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of B (50).

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