



5 Mallard Way, Derby, Derbyshire DE24 8GX

HIGH QUALITY OFFICES

- ▶ **Self-contained building of 6,533 sq ft**
- ▶ **Very high internal specification including air condition**
- ▶ **Excellent communication links to A50/A52/A6 and M1 Motorway**
- ▶ **Good on-site parking provision**

For enquiries and viewings please contact:



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Location

Pride Park is situated approximately 1 mile east of Derby city centre and is recognised as a principle location for business and leisure. The property is located on Mallard Way, off Pride Parkway, the main estate road through Pride Park.

The location has excellent communication links with the A38/A50/A52/A6 network, providing access to the M1 Motorway. The M1 J25 is within a 10 minute drive time via the A52 and the M1 J24 within a 20 minute drive time via the A6/A50.

The Park and Ride and Derby Rail Station are both within walking distance.

Nearby occupiers include Rolls Royce, Handlesbanken, Lionbridge and Knights Solicitors.

Description

The premises comprise a modern office of a traditional steel portal frame with brick and block cavity elevations beneath a clay tile roof.

Internally the accommodation has been arranged over two floors to provide a predominately open plan working environment to include a first floor auditorium with full height glazing overlooking. The accommodation benefits from a lift, raised flooring & Perimeter trunking, suspended ceilings with inset category II lighting and air conditioning.

This detached premises is set within a landscaped site extending c 0.46 acres offering an excellent parking provision.

Accommodation

	Sq M	Sq Ft
Ground Floor	308.9	3,325
First Floor	298	3,208
Total	606.9	6,533

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

Planning

The premises have Class B1 (Office) consent under the Use Classes Order 1987.

Tenure

The premises are available by way of an assignment or flexible sub-lease up to February 2024.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £86,000. Source: VOA

Rent

£15.50 per sq ft

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).

Viewings

Viewings are by appointment with Innes England or our joint agent: Liz Bailey - CBRE Tel: 0121 616 5596

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