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**39 Brunel Parkway |**  
Pride Park | Derby | DE24 8HR

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## **High quality semi detached office building on Derby's premier business park**

**290m<sup>2</sup> (3,125ft<sup>2</sup>)**



- Well specified self contained office building
- 12 on-site parking spaces
- Air conditioning
- Passenger lift
- Popular business park location
- To let on a new lease



**To Let**

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The property

## Location

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Brunel Parkway is conveniently located a short walk from the railway station on Pride Park. The location offers excellent accessibility to Junction 24 of the M1 and East Midlands Airport via the A50.

The A52 dual carriageway is also one of the City's principal routes connecting the City Centre to Junction 25 of the M1 to the East and also provides a direct link to Nottingham.

Pride Park is Derby's premier business address and has over 10,000 people working on the park each day.

Major companies on the park include Rolls Royce, HSBC, Hewlett Packard, Miller Homes, Severn Trent, Derwent Living and Webhelp.

Major attractions to the location are Derby County Football Club and Conference Centre, Derby Arena, a 5,000 seat velodrome, leisure and sport facility, David Lloyd, Subway, Starbucks, DW Fitness, Frankie & Bennys and Seven Restaurant.

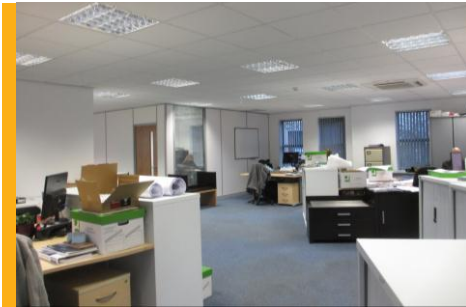
## The Property

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The property comprises a modern semi detached 2 storey office building, finished to an impressive specification and including:

- Suspended ceilings with inset lighting
- Raised access floors
- Air conditioning
- WCs and kitchen areas on each floor
- 12 allocated parking spaces
- Passenger lift
- Fibre broadband available

290m<sup>2</sup> (3,125ft<sup>2</sup>)



## Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq M	Sq ft
Ground Floor	146	1,573
First Floor	144	1,522
<b>TOTAL</b>	<b>290</b>	<b>3,125</b>

## Rent

The property is available to let on a new lease at a rent of:

**£42,200 per annum**

## Rateable Values

The property has the rateable value of:

£41,500

The current rate in the £ for 2017/18 0.479.

## Service Charge

A service charge is payable for the estate. Details on application.

## VAT

All figures quoted are exclusive of VAT.

## Energy Performance Certificate

The property has an EPC rating of C(74).



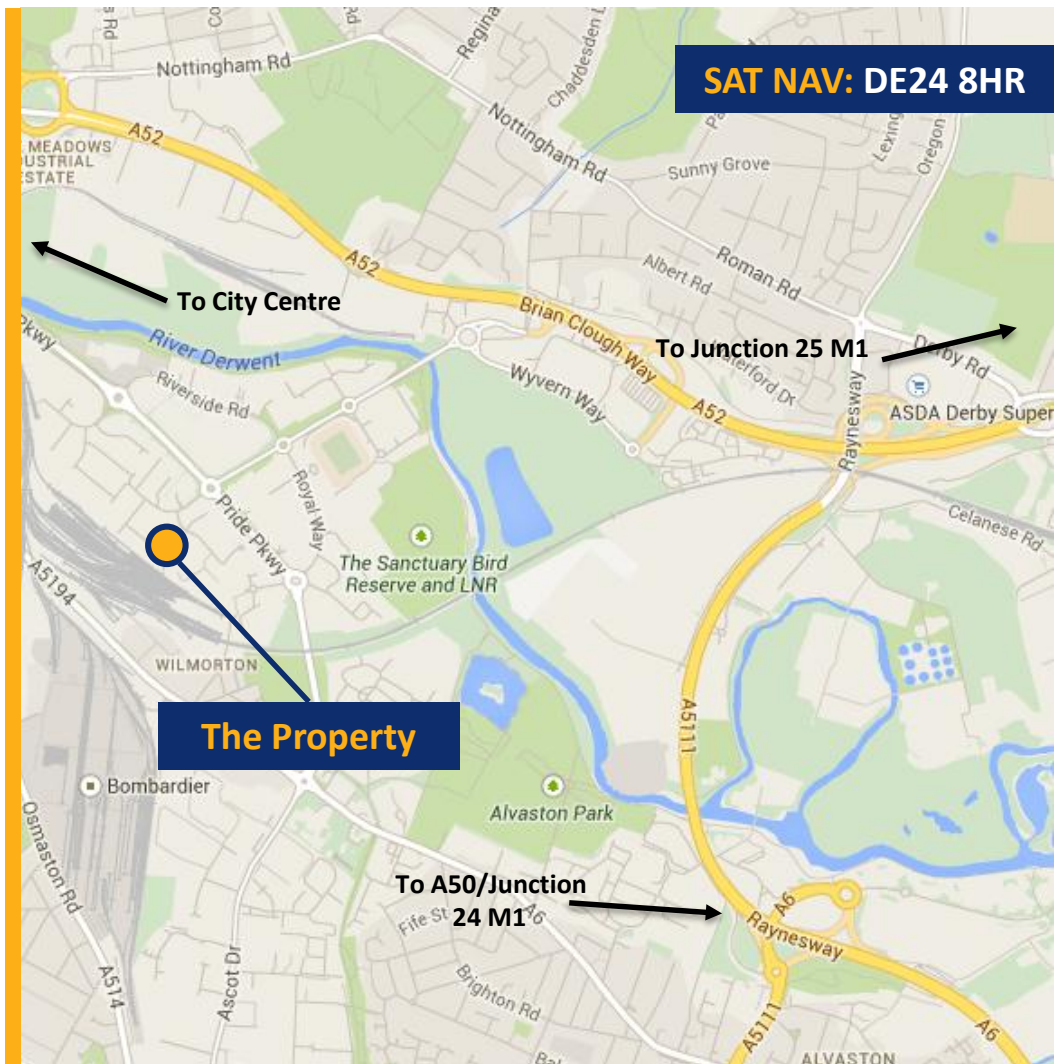
**SAT NAV: DE24 8HR**

**To City Centre**

**To Junction 25 M1**

**The Property**

**To A50/Junction  
24 M1**



**For further information or to arrange to view please contact:**

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