



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

Quality First Floor Office

- ▶ **All inclusive rental**
- ▶ **100 sq m (1,076 sq ft) part first floor**
- ▶ **Within iconic HQ building occupied by Handelsbanken**
- ▶ **5 parking spaces**

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 and can be accessed via stairs or a lift. The office was constructed to open plan and has a separate office 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.

There are shared male/female & disabled WCs and kitchenette.

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

Externally, there are 5 dedicated parking spaces.

Accommodation

	Sq M	Sq Ft
Total	100	1,076

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.

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 licence for an initial 12 month term.

Business Rates

Business rates are included within the rental price.

Rent

On Application.

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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