



## Unit 14, Mallard Way, Pride Park, Derby, DE24 8GX

Modern, Air-Conditioned Office Premises.

Extending to 1,350sq.ft / 125.4sq.m.

5 Allocated Car Parking Spaces.

**TO LET**  
**£15,000 PAX**

# Unit 14, Mallard Way, Pride Park, Derby, DE24 8GX

## LOCATION

The property forms part of Pullman Business Court, a modern office development within Pride Park, Derby. Pride Park is one of the East Midlands premier business locations and affords ease of access to Derby City Centre, Derby Railway Station, the A52 dual carriageway and onwards to the national motorway network. Other occupiers on Pride Park include, Derby County Football Club, Hero TSC, Rolls Royce and David Lloyd.

## DESCRIPTION

The property comprises a modern, two-storey office building, completed to a high specification. There is a mixture of cellular and open plan space, all benefit from; full air conditioning and combined heat/cooling system, suspended ceilings with CAT III recessed lighting, antistatic carpet tiles and perimeter dado trunking. Externally the property has the benefit of five allocated car-parking spaces

## ACCOMMODATION

The specific accommodation arrangements are as follows;

**NIA -** **1,350sq.ft** **125.4sq.m**

## SERVICES

We understand mains electricity, water and drainage are connected.

## PLANNING

We understand the property has existing use consent of B1(a) (Offices), as defined by the Town and Country Planning (Use Classes) Order 1987.

## BUSINESS RATES

The property is currently valued under a number of assessments. An indication of the likely rateable value is available on application.

## TERMS

The property is available by way of a new full repairing and insuring lease, for a term to be negotiated.

## RENT

£15,000 (fifteen thousand pounds) per annum exclusive.

## SERVICE CHARGE

A service charge is payable, accounting for the upkeep and maintenance of common areas. Details available on application.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in connection with the lease.

## VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - 54

EPC Band - C

A copy of the certificate is available on request.

## VIEWING

By prior arrangement with the agent;

Gadsby Nichols

21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390

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## SUBJECT TO CONTRACT

