



Riverside Road, Pride Park, Derby DE24 8HY

GRADE A PRIME HEADQUARTER OFFICES/CALL CENTRE

- ▶ **Prominently located in the heart of Pride Park**
- ▶ **Short walking distance to Derby Train Station**
- ▶ **High specification call centre. On-site parking 1:250**
- ▶ **18,000 - 85,000 sq ft available on a new lease**

For enquiries and viewings please contact:



Nick Hosking
01332 362244
nhosking@innes-england.com

Location

The city of Derby comprises one of the three main conurbations in the East Midlands together with Nottingham (16 miles west) and Leicester (33 miles north west).

The city benefits from excellent road communications being approximately 6 miles from the M1 Junction 25, providing excellent north to south access. The A50 (M1/M6 link road) is approximately 2 miles to the south of the city and provides good east to west access. The city is also well served by the A38/A52/A6 network.

Derby train station is within close proximity with regular direct trains from Derby to London St Pancras with the fastest journey time of 1 hour 50 minutes and East Midlands International Airport is located approximately 10 miles south east of the city.

Pride Park is a substantial 180 acre business park located at the eastern edge of Derby city centre adjacent the River Derwent and the railway station.

The development is one of the largest and most successful single urban regeneration projects in the UK, the site was previously the home of Derby's railway manufacturing industry.

As well as Derby County Football Club's stadium, Pride Park has attracted a good mix of commercial, retail and leisure occupiers including Rolls Royce Plc, SNC Lavalin, Geldards LLP, Ricardo Rail, Handlesbanken, East Midlands Trains, Derbyshire Health United, Travelodge, Holiday Inn Express, David Lloyd Health and Fitness and Harvester.

Description

The property was constructed as part of the original Egg Banking Plc headquarters and call centre totalling some 142,231 sq ft (GIA).

Currently available is the self-contained south wing of the main building totalling approximately 67,000 sq ft (NIA). The accommodation provides open plan column free space along with own entrance and reception, canteen and meeting rooms.

All the accommodation in the main building benefits from an air displacement air conditioning system, which uses the panels in the 600mm full access raised floors and is managed by a Trent building management system.

Also available and adjacent to the main building is an office building of approximately 18,000 sq ft (NIA). This accommodation benefits from raised floors and suspended ceilings with recessed cat II lighting and air conditioning. There is a single roller shutter door to the rear.

The building benefits from an on-site parking provision of 1:250.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The business rates form part of a larger assessment and would need to be reassessed on occupation. An indication of the rates payable is available on request.

Price

Rental on application

Service Charge

A service charge will be levied for the upkeep of common external areas.

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: D (78)

Viewings

Viewings are by appointment with Innes England or our joint agent: Scott Rutherford - Cushman and Wakefield Tel: 07824 436 439

Date Produced: 25-May-2018



