



2 Pinnacle Way, Pride Park, Derby, Derbyshire DE24 8ZS

HIGH QUALITY OFFICES

- ▶ **Self-contained 2,180 sq ft**
- ▶ **8 On-site parking spaces**
- ▶ **Excellent position on Pride Park and close to A52/A38/A6 network**
- ▶ **Very short walk to Derby rail station**

For enquiries and viewings please contact:



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Location

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. Pride Park has attracted a good mix of commercial, retail and leisure occupiers including Rolls Royce Plc, SNC Lavalin, Geldards LLP, Ricardo Rail, Pattonair, Handelsbanken, East Midlands Trains, Derbyshire Health United, Travelodge, Holiday Inn Express, David Lloyd Leisure and Harvester.

The city benefits from excellent road communications and served by the A38/A52/A61 network and A50 (M1/M6 link road), providing access to Junctions 24, 25 and 28 of the M1 motorway.

Pinnacle Way is a short walk from Derby railway station which provides regular direct services to London, Nottingham, Leicester and Sheffield, amongst others.

Description

Modern end terrace two-storey office building of steel portal frame construction with blockwork infill and brick elevations, under a pitched tiled roof.

The building is self-contained and offers accommodation fitted to a high specification to include:-

- Comfort cooling
- Kitchen and w.c. facilities on each floor
- Raised access floors
- Suspended ceilings with Category 2 lighting
- 8 On-site parking spaces

Accommodation

	Sq M	Sq Ft
Ground Floor	100.3	1,080
First Floor	102.2	1,100
Total	202.5	2,180

Planning

The premises have B1 Office consent under the Town & Country Planning Act Use Classes Order 1987. Interested parties are advised to clarify their own use and any proposed change of use direct with the local planning department on 01332 640795.

Tenure

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

Business Rates

The property is currently listed as Offices & Premises and has a rateable value of £28,500. Source: VOA

Rent

Rental 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 have an EPC assessment of: C (64)

Viewings

Viewings are by appointment with sole agents Innes England

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