

19 St. Christophers Way, Pride Park, Derby, DE24 8JY

**TO LET**

Easy in easy out quality meeting rooms, conference suites and serviced offices.

OVERVIEW

Offices for 1 - 20 people.

Access to 40 Mbps Leased Line.

Car parking spaces.

DDA compliant.

Rents inclusive of heating, lighting, electricity, office furniture, business rates, broadband and onsite parking.

Services can include meeting and conference rooms, virtual PA, call answering and back office support tailored for individual needs.

LOCATION

Pride Park is one of the East Midlands premier business locations and benefits from excellent infrastructure links with direct access to the A52 and from there to the M1 motorway at J25. In addition there is a relatively new link providing access, via the A6, to the A50 which links J24a of the M1 with J15 of the M6 at Stoke on Trent.

St Christopher's Way is a modern development of B1 offices, just 5 minutes' walk from the Pride Park, Park and Ride and 15 minutes' walk from Derby's train station.

DESCRIPTION

This highly successful business hub comprises a series of lettable rooms arranged around a central break out and informal meeting area.

The individual suites are generally formed from stud partitioning incorporating glazing panels with privacy blinds. General specification includes; suspended ceiling with inset Cat II lighting, air conditioning, raised floorings with floor boxes for power and data.

There are shared kitchen and WC facilities located on each floor.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring practice.

Please see attached availability and pricing and note that suites may be taken singularly or in any combination.

Should a suite not presently be available please call to register your interest.

PLANNING

The premises benefits from a B1 (Business) planning use but is imminently suitable for a range of Financial & Professional uses subject to planning.

All planning information should be confirmed with the Local Authority.

SERVICES

Included within the rent are the following services:-

Heating, lighting electricity, office furniture, business rates, broadband and onsite parking.

Additional services include virtual PA, conference meeting rooms, call answering and back off support. Please contact the agent for further details.

BUSINESS RATES

Business rates are included within the rents paid, however occupiers may opt to have their suites separately assessed, should they qualify for rates relief.

TENURE

The suites are available on a genuinely "Easy In Easy Out" basis and can be taken on a month by month basis.

Prices quoted are for a 12 month term.

PRICE

Please see the attached availability and pricing.

VAT

All figures are quoted exclusive of VAT. We are advised that the property is registered for VAT and VAT will be payable at the prevailing rate.

LEGAL COSTS

The landlord will prepare and issue a standard Tenancy Agreement at their own cost. Should the prospective tenant wish to appoint a solicitor any legal costs subsequently incurred would be the tenants responsibility.

VIEWING

Strictly by prior appointment with BB&J.

CONTACT

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LOCATION MAP



ENERGY PERFORMANCE RATING

PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

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