



Suite 3, 20 St Christophers Way, Pride Park, Derby, Derbyshire DE24 8JY

Serviced Offices

- ▶ **All-inclusive rents**
- ▶ **Easy in, easy out available**
- ▶ **152 sq ft (14.1 sq m)**
- ▶ **Access to a 40 Mbps leased line**

For enquiries and viewings please contact:



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Location

Pride Park is one of the East Midlands premier business locations and benefits from excellent infrastructure links with the city Centre and the A52/A6/A50 network providing easy access to the M1 Motorway.

The Oberoi Business Hub has excellent frontage onto Pride Parkway; one of the main access routes through Pride Park. Other occupiers on Pride Park, include Derby County Football Club, Geldards Law Firm, Cooper Parry, WebHelp, Midland Mainline, Rolls Royce and David Lloyd Leisure.

Description

****BILLS INCLUDED**** The property 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.

The property benefits from car parking, access to a 40 Mbps leased line and flexible lease terms.

Accommodation

	Sq M	Sq Ft
Total	14.1	152

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Services

Rents are inclusive of heating, lighting, electricity, office furniture, broadband and onsite parking but additional services such as virtual PA, conference meeting rooms, call answering and back off support can be made available.

Planning

We understand that the premises benefits from an B1 (business) use. All planning information and enquiries should be directed to the planning team at Derby City Council.

Tenure

Flexible easy in easy out terms are available.

Business Rates

Tenants are responsible for their own business rates.

Each suite is individually assessed for business rates. Most suites will fall under the threshold for small business rates relief subject to status. All rating information and enquiries should be directed to the rating team at Derby City Council.

Rent

The offices are available to rent from £945 pcm.

VAT

It is our understanding that the property is registered for VAT and charged at the prevailing rate. All figures are quoted exclusive of VAT.

Legal Costs

All parties are to bear their own legal costs in connection with the transaction

EPC

The energy performance asset rating is:
Ground Floor C (65)
First Floor C (56)

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