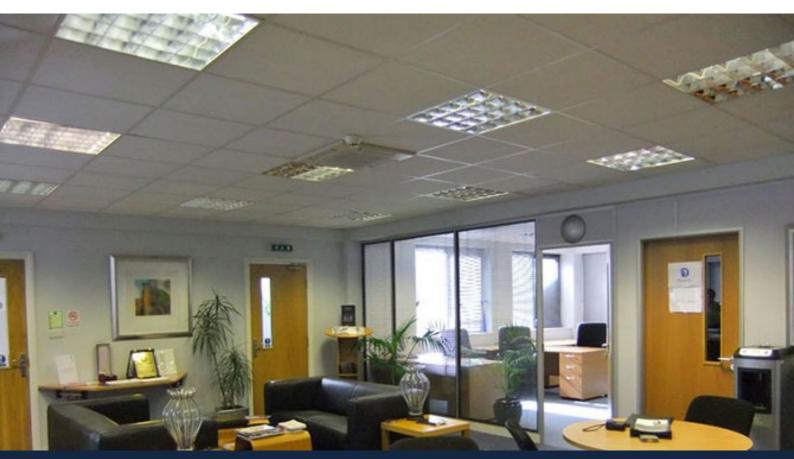


TO LET



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:



Chris Wright 01332 362244 cwright@innes-england.com



Victoria Leeming 01332 362244 vleeming@innes-england.com









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)

Date Produced: 24-May-2019



TO LET







Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



TO LET

