

TO LET

Refurbished Office Suite with Car Parking

First Floor, 1 New Park Place, Pride Park, Derby, DE24 8DZ



- High quality, newly refurbished office suite within a modern building.
- Total Net Internal Area: **187.6 sq.m. / 2,019 sq. ft.**
- 7 dedicated car parking spaces.
- Private entrance to first floor.
- Brand new carpets, decoration and LED lighting.

RENTAL: £13.50 per sq.ft. P.A.X

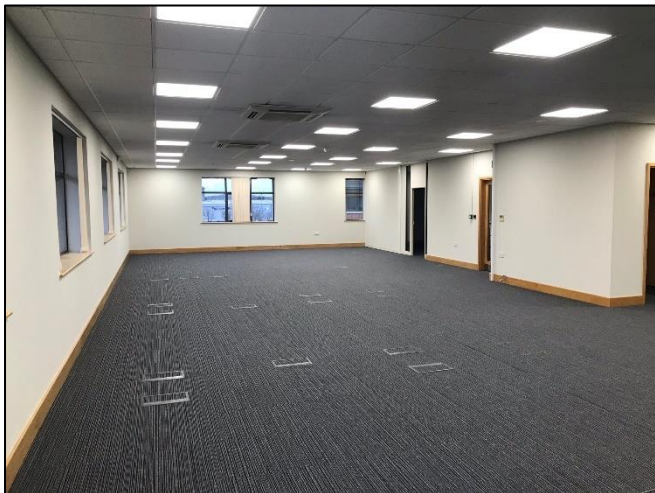
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Location

Derby is a city in the East Midlands, centrally located and approximately 15 miles to the west of Nottingham and 34 miles to the northwest of Leicester. Road communications are excellent the A38, A50 and A52 trunk roads providing quick connections to the national motorway network.

Pride Park is recognised as Derby's principal location for business, industry and leisure and is one of the most successful business parks in the UK located just one mile to the east of Derby City Centre off the A52.

The Park benefits from excellent commuter and public transport links; Derby's railway station is located within a few minutes' walking distance of the offices. Trains run frequently from and to London Euston and London St. Pancras stations. The travel time is from 1.5 to 2 hours by train.



Refurbished open plan office

Description

The property comprises a self-contained first floor office within a modern office of full brick elevations beneath a pitched tiled roof with parking.

The office benefits from a private entrance from the ground floor. The first-floor office comprises open plan space with a boardroom, kitchen and break-out area. There are also well-appointed male and female WCs and a server room.



Refurbished open plan office

The property benefits from a high-quality specification having been newly refurbished with carpets, raised floors and floor boxes, painted plaster walls, aluminium double-glazed windows, suspended ceilings, LED lighting and air conditioning.

There are 7 car parking spaces in the landscaped front car park.

Services

The property has electricity, water and drainage connected.

Accommodation

| Description | sq mtrs | sq ft |
|-------------------|--------------|--------------|
| Offices | 187.6 | 2,019 |
| Total NIA: | 187.6 | 2,019 |

Services

The property has electricity, water, drainage and air conditioning.

Tenure

The property is available on new effective full repairing and insuring lease terms for a negotiable period of years.



Refurbished private entrance

Rent

£13.50 per sq.ft. per annum or £27,250 per annum exclusive of rates and all other outgoings.

VAT

VAT is applicable at the prevailing rate.

Service Charge

An estate service charge exists to cover the cost of the repair and maintenance of common and landscaped areas. This is apportioned on a floor area basis.

Insurance

The landlord will insure the property and re-charge the tenant the cost of the premium.

Deposit

A deposit may be required subject to tenant status.



Refurbished open plan office

Rates

The property has a Rateable Value of £24,000 according to the VOA website.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

C- valid until 22 June 2026

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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