

1 Pinnacle Way, Pride Park, Derby DE24 8ZS

TO LET

- ◆ HIGH QUALITY OFFICES
- ◆ 2,887 sq ft (268.2 a m) - could split
- ◆ 10 on-site parking spaces
- ◆ Excellent position on Pride Park, a very short walk of Derby Train Station
- ◆ Conveniently located for City Centre and A52/A6 network and A50/M1 J24

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Location

Pride Park is widely acknowledged to be one of the East Midlands most successful business parks and is well established as the City's premier office location.

Pinnacle Way is located in a strategic position a short distance from Pride Parkway, the main spine road leading through Pride Park and connection with the A52/A6 network that provides easy access to the M1 J25 and M1 J24 via the A50.

Derby Train Station is under a 5 minute walk.

Description

Self-contained first floor office suite with own front door that provides predominantly open plan accommodation and is fitted to a very high standard to include:-

- Suspended ceilings with inset air conditioning and LED light panels
- Raised access floors with data cabling
- Lift and staircase access
- Full height glazed partitioned offices
- Well appointed boardroom
- Large modern kitchen and staff room
- Ladies/Gents/Accessible w.c.'s and Shower Room

Externally there are 10 on-site parking spaces. There is a pay and display car park within a 2 minute walk

Accommodation

SQ M	SQ FT
268.2	2,887

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



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The accommodation could be split to allowing two occupiers, with shared kitchen, shower and w.c. accommodation.

The separate entrance from the ground floor could be enhanced to provide profile to suite occupier requirements – visuals showing potential options opposite.

The staff room could potentially be split to provide a dedicated reception/waiting area for the first floor.

Planning

The offices fall under Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended) and suitable for a variety of office, healthcare and training uses. Interested parties should clarify their own use directly with the local planning department on 01332 640795.

Tenure

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

Business Rates

The first floor has a rateable value of £36,750 with the current UBR being 43.0p

Rent

Rental £50,000 per annum exclusive of business rates, service charge and VAT. The rental is payable quarterly in advance

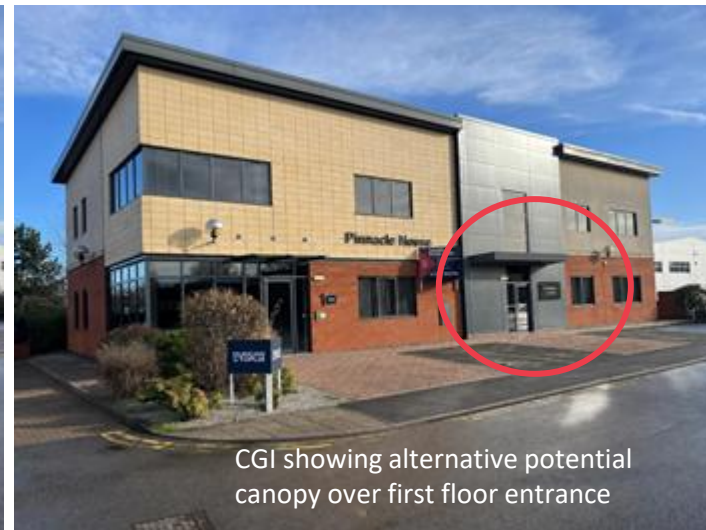
Rental incentives to suite occupier requirements are available subject to overall terms

Service Charge

There is a service charge to cover upkeep of common areas and includes electricity usage within the suite – this is reviewable annually. Full details on request.



CGI showing potential canopy over first floor entrance



CGI showing alternative potential canopy over first floor entrance

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VAT

All figures are quoted exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

EPC

The premises has an Energy Performance Certificate with a rating of C (61) and is valid until 16 November 2026

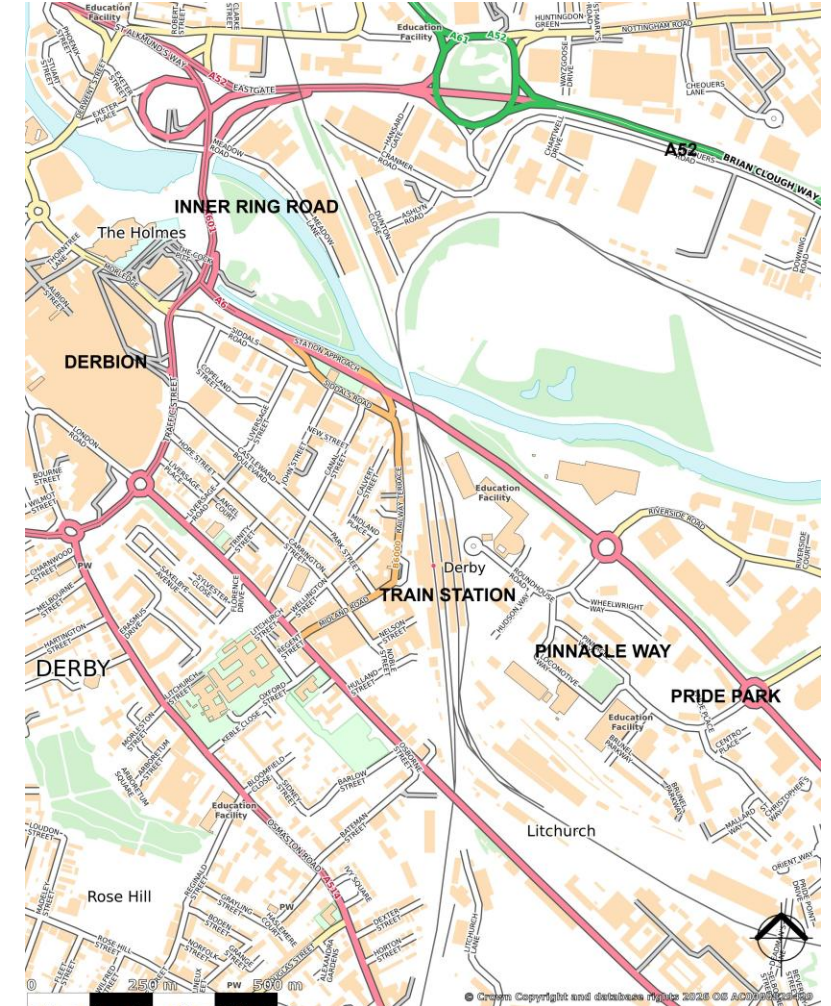
Anti Money Laundering

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required prior to any offer being accepted

FURTHER INFORMATION & VIEWINGS

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