



1 Stadium Business Court, Millennium Way, Pride Park, Derby, DE24 8HP

Fully refurbished office, to a high specification, with excellent car parking, located within a popular business park.

High-speed broadband, and EV charging point.

Planned over two floors.

Net Internal Area (NIA) 1,532 sq. ft. / 142.25 sqm.

Available on a new lease, at a rent of £22,000 per annum exclusive (pax)

TO LET

Gadsby Nichols

Suite 18 Kings Chambers
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Residential

01332 296396
enquiries@gadsbynichols.co.uk

Commercial

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commercial@gadsbynichols.co.uk



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2023

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LOCATION

Stadium Business Court was developed by Melbourne Developments Limited, in or around 2007, and is centrally located within Pride Park, the city's premier business park. Stadium Business Court is very close to Derby County Football Club's Pride Park stadium, and accessed off Millennium Way, which connects through to Derwent Parade, the principal road through Pride Park. Ease of access is afforded to the A52, Derby city centre, and Derby's Intercity railway station, which has twice-hourly trains to London St. Pancras.



Externally, there is dedicated car parking to the south gable, with at least seven car parking spaces, with more being created by tandem parking.

ACCOMMODATION

The following floor areas have been obtained from on-site measurements, and calculated on an NIA basis: -

Area	sq. ft.	sqm.
Ground Floor	932	86.59
First Floor	600	55.66
Total NIA	1,532	142.25

DESCRIPTION

The property is semi-detached has recently been fully refurbished to a very high standard. Access is via personnel entrance doors to the front, with one leading through to the open-plan office/studio space, the other to the stairwell leading to the first floor.

The ground floor offices have the benefit of laminate and carpet to the floor, suspended ceilings incorporating LED lighting, and air conditioning. To the rear of the space is full-height glazed partitioned screening, which forms a meeting/boardroom. There is a courtesy cabinet containing a small kitchenette, and access through to the accessible WC. The first floor offices are open-plan, and have the benefit of air-conditioning and a further WC facility.



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BUSINESS RATES

From enquiries of the VOA website, the property is listed for non-domestic rating purposes as 'Office and Premises', with a rateable value of £17,500 (seventeen thousand, five hundred pounds), with effect from 1st April 2023.

PLANNING

We understand the property has existing use consent for offices, falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987, (amended) (England) Regulations 2020.

SERVICES

We believe that mains electricity, water and drainage are all connected to the property. A 1Gbps broadband connection is available. The charging point is a SYNC EV.

SERVICE CHARGE

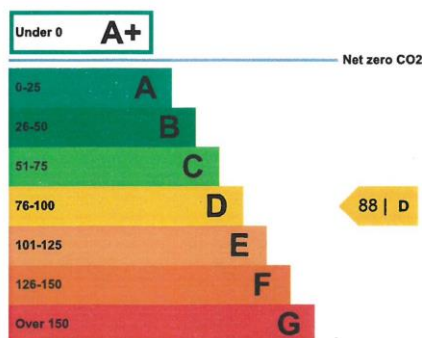
There is an annual service charge, which covers the management, landscaping, and maintenance of Stadium Business Court. Further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating is D88, valid until 22nd November 2031. Please note, this assessment was made prior to the refurbishment works.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

TERMS

The premises are available by way of a new full repairing and insuring (FR&I) lease, for a term to be negotiated, subject to a three-yearly upward only rent review pattern, at an initial rent of £22,000 (twenty thousand pounds) per annum exclusive (pax).

VALUE ADDED TAX (VAT)

VAT is to be payable on the rent.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



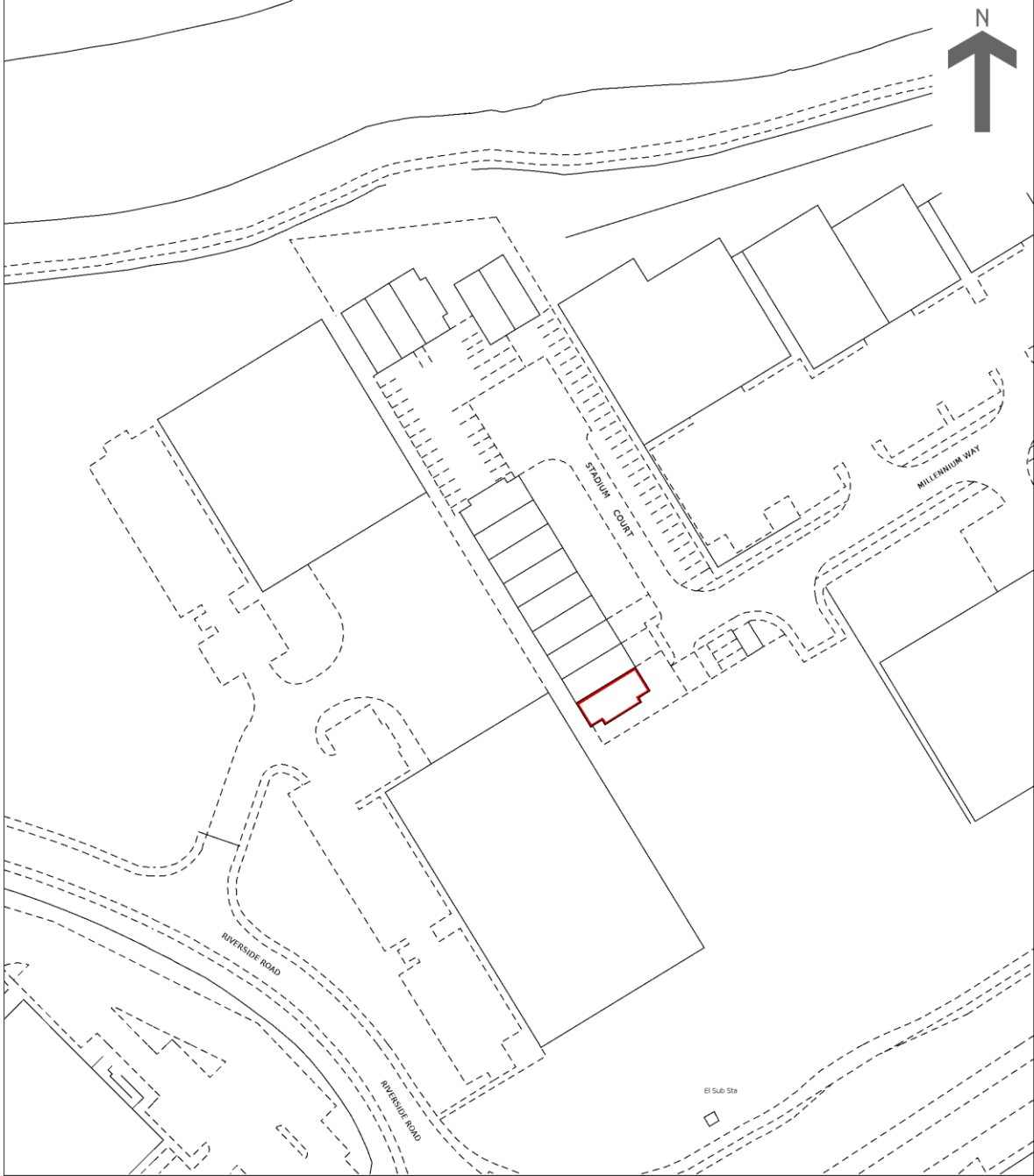
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HM Land Registry
Official copy of
title plan

Title number **DY341789**
Ordnance Survey map reference **SK3735NW**
Scale **1:1250**
Administrative area **City of Derby**



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