



Unit 17, Victoria Way, Pride Park, Derby, Derbyshire DE24 8AN

HIGH QUALITY WORKSHOP/WAREHOUSE

- ▶ **Hybrid unit of 2,718 sq ft**
- ▶ **Fitted to a high standard**
- ▶ **Well located on Pride Park with on-site parking**
- ▶ **Integral two-storey reception and offices of 1166 sq ft**

For enquiries and viewings please contact:



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Location

The property is well located on Pride Park adjacent Derby Arena.

Pride Park is a substantial 180 acre business park located at the eastern edge of Derby city centre and is one of the largest and most successful single urban regeneration projects in the UK. As well as Derby County FC stadium Pride Park has attracted a good mix of commercial, retail and leisure occupiers including Rolls Royce, SND Lavalin, Geldards LLP, Ricardo Rail, East Midlands Trains, Derby College, Travelodge, Holiday Inn Express, David Lloyd Health & Fitness and Harvester.

There are excellent communication links from Pride Park with easy access to the A38/A52/A6 network. The M1 J25 is under a 15 minute drive time.

Description

The property comprises a semi-detached hybrid industrial and office building of steel portal frame construction with brick and profile cladding under a pitched profile steel roof.

Internally the front section comprises integral two stories with full height double glazed windows that provide ground floor reception, offices, kitchen and w.c. facilities along with further first floor offices.

The overall ground and first floor areas below include 1,166 sq ft of office accommodation.

To the rear of the ground floor is a workshop/storage area with access via roller shutter door.

Externally there are 5 on-site car parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	141.7	1,525
First Floor	110.8	1,193
Total	252.5	2,718

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

Planning

The premises have B1(c)/B8 consent under the Use Classes order 1987.

Tenure

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

Business Rates

The property is currently listed as Workshop and Premises and has a rateable value of £17,750.

Source: VOA

Rent

Rental £20,000 per annum exclusive of business rates and VAT. The rental is payable quarterly in advance.

VAT

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

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D (82)

Date Produced: 17-Mar-2020



