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18 Pullman Court, Mallard Way, Pride Park, Derby, Derbyshire, DE24 8GX

HIGH QUALITY OFFICE ACCOMMODATION

TO LET - Well Presented Two-Storey Modern Office Building Located on Pride Park

- Rent £29,500 per annum exclusive.
- Offering approximately 1,839 sq ft / 171 sq m of accommodation (NIA).
- Located within the popular Pride Park business development.
- Suitable for a variety of uses subject to the necessary planning consents.

CONTACT
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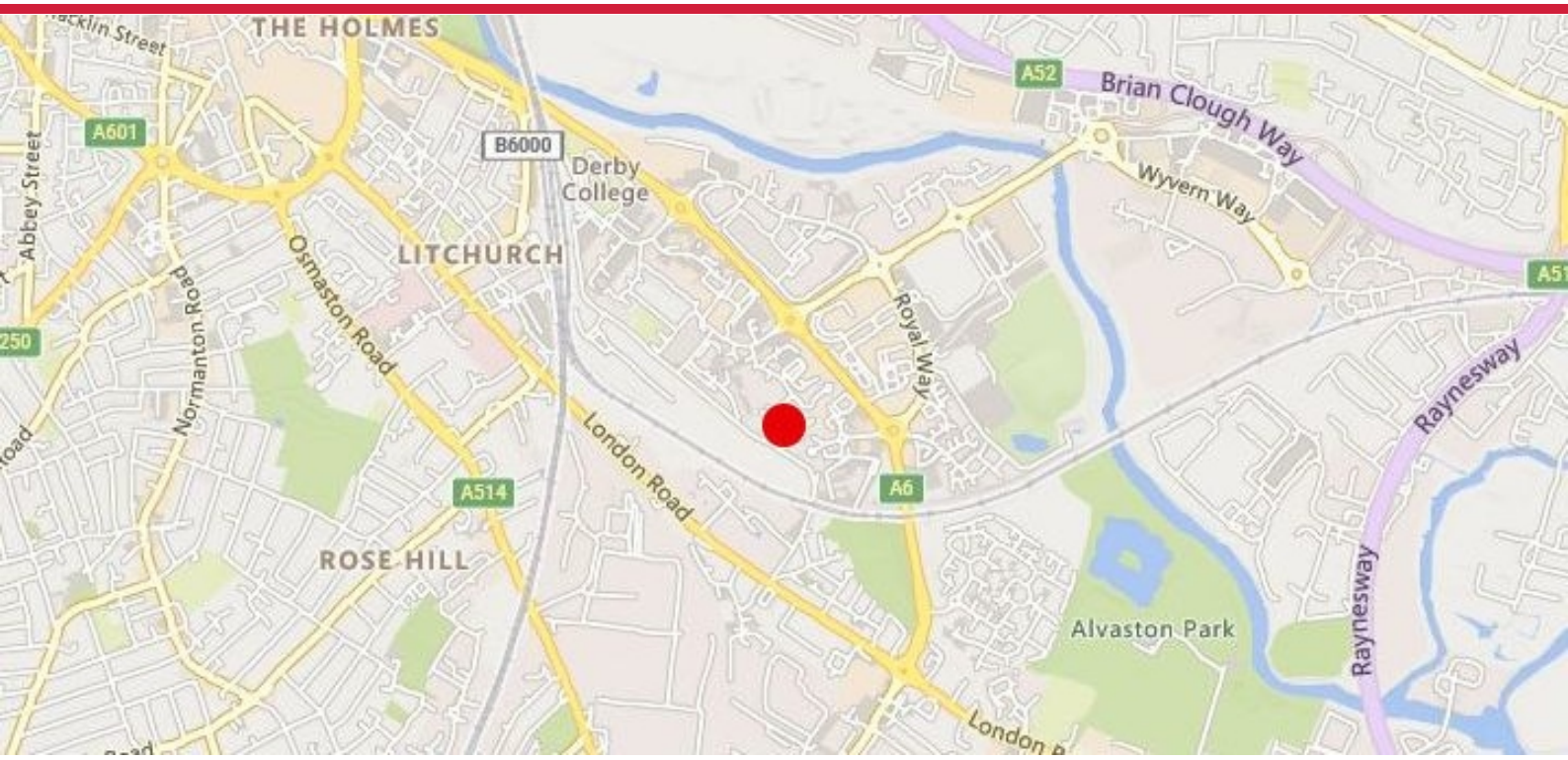

Location

The subject property is situated on Pullman Court, Mallard Way within Pride Park, one of Derby's most dynamic business environments. It enjoys excellent transport links, with Derby train station nearby and the A52 (Brian Clough Way) providing a direct route to the M1 Motorway, just 5 miles east at Junction 25.

Pride Park is a major urban regeneration project covering more than 130 acres, combining commercial, leisure and recreational facilities.

The area hosts Derby County Football Club, the Derby Arena & velodrome, a multi-use cinema and a variety of offices, retail and fitness facilities.

With high-quality infrastructure and an attractive working environment, it offers businesses a strategic and vibrant location.

Description

The property comprises a modern, two-storey end-terraced office building, constructed of traditional brick and block elevations under a pitched tile roof.

Internally, the ground floor provides open plan office accommodation, with a glass partition wall dividing the office into a meeting room and main area, along with a kitchenette facility fitted to a high specification.

The ground floor also provides a disabled WC facility upon entry and its fully alarmed with a maglock front pedestrian door.

The first floor provides an additional open plan office room and a separate office suite which includes a server room, all again fitted to a high specification, whilst also benefiting from a secondary WC accessed via the internal staircase.

The specification of the property has been fitted to a high quality modern standard and benefits from carpet tile floor coverings, skirting trunking, double-glazed aluminium framed windows and a suspended ceiling incorporating category 2 lighting, with the addition of a modern comfort and heating cooling system.

Externally, the property benefits from five dedicated parking spaces.

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th edition):

- Ground Floor: 945 sq ft / 88 sq m.
- First Floor: 894 sq ft / 83 sq m.

Total Net Internal Area: 1,839 sq ft / 171 sq m.

Planning

We understand the subject property has the benefit of planning consent for use class E which was formerly B1 (business). All planning information should be confirmed with the local authority.

Services

It is our understanding that all main services excluding gas are connected to the property.

Business Rates

The subject property is listed on the Valuation Office Agency website as having a rateable value of £21,250.

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Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available to rent at £29,500 per annum exclusive.

Energy Performance

B (26)

VAT

We are informed by the owners that the property is subject to VAT.

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agents BB&J Commercial.

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