



24 Orient Way, Pride Park, Derby, Derbyshire DE24 8BY

HIGH QUALITY OFFICES

- ▶ **Self-contained 7,396 sq ft over 2 floors**
- ▶ **Very high internal specification including air conditioning**
- ▶ **Excellent communication links to A50/A52/A6 and M1 Motorway**
- ▶ **Good on-site parking provision**

For enquiries and viewings please contact:



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Location

Pride park is situated approximately 1 mile east of Derby city centre and is recognised as a principle business and leisure location. The property is located on Orient Way, off Pride Parkway, the main estate road through Pride Park.

The location has excellent communication links with the A38/A50/A52/A6 network, providing access to the M1 Motorway. The M1 J25 is within a 10 minute drive time via the A52 and the M1 J24 within a 20 minute drive time via the A6/A50.

The Park and Ride and Derby Rail Station are both within walking distance.

Nearby occupiers include Rolls Royce, Handlesbanken, Lionbridge and Knights Solicitors.

Description

The premises comprise a self-contained two-storey modern office building of steel portal frame construction with brick and block cavity elevations beneath a pitched tiled roof.

Internally the accommodation has been finished to an extremely high standard, offering a mix of open plan working areas along with a selection of glass fronted meeting rooms. There is a comfortable modern reception area, well appointed fitted kitchen with staff break-out area and w.c.'s

The specification includes:-

- Suspended ceiling with inset LED light panels
- Air conditioning
- Lift
- Raised access floors
- Fitted kitchen

Externally there is a good parking provision with 25 spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	344.6	3,709
First Floor	342.5	3,687
Total	687.1	7,396

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

Planning

The premises have B1 (Office) consent under the Use Classes Order 1987. Interested parties

Tenure

The premises are available by way of an assignment or flexible sub-lease up to February 2024.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £92,000. Current rates payable approximately £6.37 per sq ft based on UBR multiplier of 0.512. Source: VOA website

Rent

Rental £15.50 per sq ft.

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

An EPC has been requested.

Viewings

Viewings are by appointment with Innes England or our joint agent: Liz Bailey - CBRE Tel: 0121 616 5596

Date Produced: 17-Jul-2020



