

OFFICE ON PRIDE PARK, TO LET

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## 14 MALLARD WAY

Pride Park, Derby, DE24 8GX



### KEY FEATURES

- Rent: £17,000 per annum
- 1,336 Sq Ft (124.11 Sq M)
- Self contained with high quality fit out
- Good distribution of power and data
- Air conditioning
- Kitchen & WC facilities
- Allocated parking for 5 vehicles
- Principle location of business

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### OMEETO DERBYSHIRE

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### LOCATION

Pride Park is located 1 mile from Derby City Centre and is generally regarded as a principle location for businesses.

The office is situated on Mallard Way, accessed via St Christopher's Way. The office benefits from excellent commuter and public transport links with Derby train station situated just 0.6 miles and Derby bus station 1.2 miles to the north west. J25 of the M1 lies just 7.0 miles to the east.

### DESCRIPTION

Self-contained Office with 5 Parking Spaces To Rent in Pride Park, Derby. Well-presented office over two floors with;

Air conditioning  
CAT II lighting  
Power & data throughout  
Security grills  
Ground floor: open-plan area with kitchenette & disabled WC  
First floor: two private offices with kitchen & WC  
5 allocated parking spaces

Prime business location in Pride Park, ideal for professional services. Excellent transport links near Derby city centre, train station & M1 J25. Flexible lease available.

### ACCOMMODATION

The offices have been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

| FLOOR        | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Ground Floor | 660          | 61.31         |
| First Floor  | 676          | 62.8          |
| <b>TOTAL</b> | <b>1,336</b> | <b>124.11</b> |

### PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is currently listed as an office and premises on VOA.gov.uk.

**Rateable Value:** £16,250

### SERVICE CHARGE

Is payable for the running, maintenance and upkeep of the estate.

The current service charge budget is £950 per annum.

### TENURE

Office to let by way of a new lease for a minimum of 3 years.

### RENT

The premises is available to rent for £17,000 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the office is registered for VAT which is applicable at the prevailing rate.

### EPC

C (72)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

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### PARTICULARS UPDATED

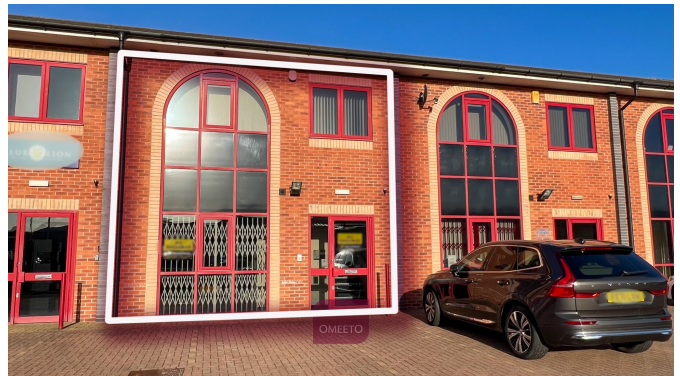
19-Jun-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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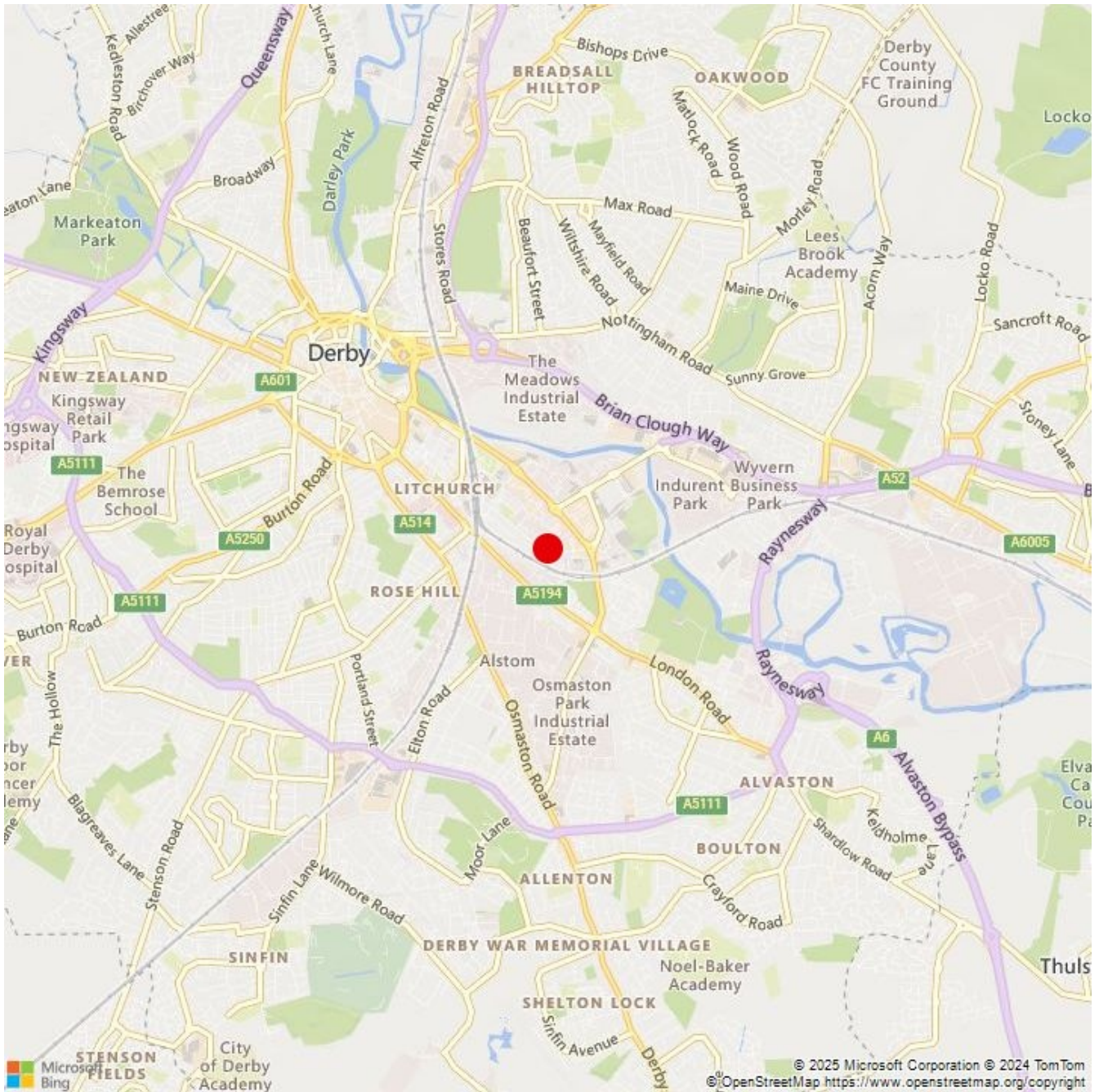
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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