



- ❖ High spec offices just off Pride Park
- ❖ Total area extending to 5,354 sq ft (497.4 sq m) over two floors with demised parking
- ❖ Available to buy freehold

**FOR SALE**  
**Unit 10 Newmarket Court, Ascot Drive, Derby DE24 8NW**



The building consists of a two storey office building, finished to a very high standard with a good mix of cellular and open-plan office accommodation. The internal specification is good with suspended ceilings and integrated CATII lighting, comfort cooling and CATV dado trunking.

The building is well located, just off Ascot Drive and very close to Pride Park, Derby's main commercial location. Derby City Centre is within easy reach, approximately one mile down the A6 London Road. The area also has very good road links with both J25 and J24A of the M1, within close proximity.

The Ascot Drive area has been a popular commercial destination over the years, with a number of prominent businesses located there such as Robinsons, Arriva and Tomlinsons.

## Accommodation

Ground Floor	2,917 sq ft	(271 sq m)
First Floor	2,437 sq ft	(226 sq m)
<b>Total NIA</b>	<b>5,354 sq ft</b>	<b>(497 sq m)</b>

## Description

The building is a good mix of both open plan and cellular/private offices, finished to a good standard. Internal specification includes:

- ❖ Suspended ceilings with integrated CATII lighting
- ❖ Carpeted throughout
- ❖ Comfort cooling
- ❖ Kitchen
- ❖ CATV dado trunking
- ❖ 8 demised car parking spaces (although more may be available – please discuss with letting agent)

## Business Rates and Outgoings

We understand the premises have a rateable value of £14,750. (This information is given for guidance purposes only and prospective occupiers are advised to undertake their own enquiries with Derby City Council).

## Sale Price

We are inviting offers for the freehold and have set a guide price of £500,000 (less than £100 psf).

## Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

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