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- ❖ **Modern two storey offices measuring 1,225 sq ft (113.4 m<sup>5</sup>) with 4 car parking spaces**
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- ❖ **Excellent specification including comfort cooling throughout**
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- ❖ **Available to rent on flexible terms**
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## **Office Premises**

**13 Brunel Business Park, Brunel Park, Pride Park, Derby, DE24 8HR**

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Unit 13 is the mid terrace office building located within Brunel Business Park, a recently completed office development on Pride Park. The scheme is located in the centre of Pride Park, with excellent proximity to Derby train station.

The building offers an excellent opportunity for businesses to occupy smaller space with their own front door, without being in a shared building.

The building is still very modern, completed to a high degree of specification, including air conditioning, with 4 on site car parking spaces.

## Accommodation

Ground Floor: 605 sq ft (56.2 sq m)  
First Floor: 620 sq ft (57.6 sq m)  
**Total: 1,225 sq ft (113.4 sq m)**

## Specification

The building includes the following features:

- ❖ Full access raised floor
- ❖ Carpeting
- ❖ Suspended ceiling
- ❖ Category II lighting
- ❖ Air Conditioning
- ❖ Double glazing
- ❖ Male/female and disabled WCs
- ❖ Ground floor kitchenette

## Business Rates and Outgoings

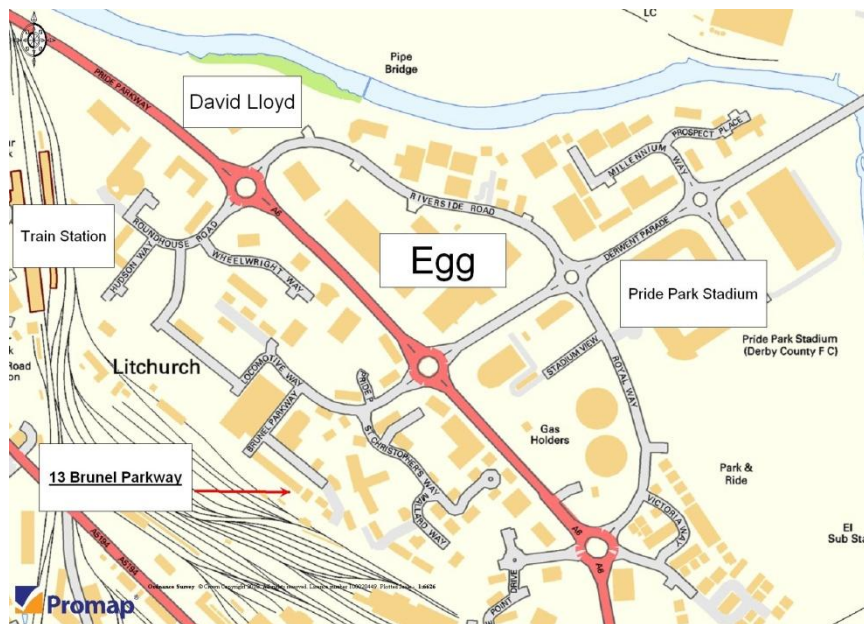
We understand the premises currently have a rateable value of £15,000. (This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with Derby City Council - 03332 006900).

## Tenure

The accommodation is available on a new full repairing and insuring lease for a term of years to be agreed. The owners are prepared to be flexible in offering terms which suit occupier's requirements subject to negotiation.

## Rental/Outgoings

The guide rent for the suite is £12,000 per annum exclusive.



## Contact Details

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

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