

- ❖ **High spec offices close to Pride Park, just off Ascot Drive**
- ❖ **Accommodation extending from 2,507 sq ft (232.9 sq m) to 5,095 sq ft (473.3 sq m)**
- ❖ **Both buildings are available to rent via new leases**

## **UNITS 9 & 11 NEWMARKET COURT, ASCOT DRIVE, DERBY DE24 8NW**



The two buildings consist of ground floor, high quality office accommodation configured in a mix of cellular and open plan space. Internally, they have been finished to a good specification with suspended ceilings and integrated CAT2 lighting, comfort cooling and CAT5 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

Unit 9	2,588 sq ft (240.4 sq m)
Unit 11	2,507 sq ft (232.9 sq m)
<b>Total NIA</b>	<b>5,095 sq ft (473.3 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
- ❖ Both buildings benefit from a good parking allocation (please contact the agent for more details).

## Contact Details

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

Ben Wisher  
Tel: 01332 203377 Mob: 07813 938759  
Email: [benwisher@rigbyandco.com](mailto:benwisher@rigbyandco.com)

## Business Rates and Outgoings

	Rateable Value
Unit 9	£14,750
Unit 11	£14,750

(This information is given for guidance purposes only and prospective occupiers are advised to undertake their own enquiries with Derby City Council as Small Business Rate Relief may apply).

## Lease Terms and Outgoings

Both units are available by way of a new Lease on full repairing and insuring terms and we have a guide rent of £18,000 pa per building exclusive. This equates to approximately £7 psf pa, which is over half the current rental tone being seen on Pride Park.



6 Pride Point Drive, Pride Park, Derby, DE24 8BX.

Tel: 01332 203377  
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