



- ❖ **Modern, multi-let office building next to Derby train station**
- ❖ **Very large on-site car park**
- ❖ **All sizes accommodated for up to 18,992 sq ft (1,764 sq m)**

Midland House, Nelson Street, Derby DE1 2SA



Midland House is a well-established and very striking office building next door to Derby train station. The building has been well maintained and is in the process of being refurbished at present, but has been finished to a high and modern specification. The building benefits from a shared reception area at the front of the building, accessed via a striking glazed atrium entrance. The accommodation is DDA compliant, with multi-person lifts in the reception area providing access to all floors.

Midland House is located on Nelson Street in Derby City Centre, just off Midland Road/London Road, next door to Derby train station. The building is within easy walking distance of both Derby City Centre and Pride Park. There is also easy access to the wider road network including the A52 going towards Junction 25 of the M1 (approximately 5m away). Other occupiers inside Midland House include Balfour Beatty and Signalling Solutions Ltd.

Derby train station is now the third most active train station outside London, with regular services to London St Pancras approximately 1h:50m away.

Accommodation

Currently the building only has availability on the first floor. The floor is available as a whole, but can also be split into smaller spaces. The available accommodation is as follows:

Wing A	7,418 sq ft	689.1 sq m
Wing B	10,906 sq ft	1,013.2 sq m
Meeting Room	668 sq ft	62.1 sq m
Total Net Internal Area	18,992 sq ft	1,764.4 sq m

(Measurements are on a Net internal basis in accordance with the RICS Code of Measuring Practice 6th Edition)

Description

Despite the building being originally constructed in the 1860s, it has been well maintained and regularly refurbished over the years to provide high-quality modern office accommodation. The available space is in the process of being refurbished again. The internal specification includes Cat II lighting, raised floors incorporating data floorboxes, perimeter trunking, Gas Central Heating and WCs in each wing. The space provides an excellent mix of open-plan and cellular accommodation, which can be easily reworked to provide for specific requirements.

The floor also benefits from a very useful and practical meeting room, which can be hired out on a first-come, first-served basis.

On the ground floor, there is a cafeteria and kitchen area, where a new tenant is currently being sought. This will provide coffees and lunches for the tenants in the building.

Externally the building benefits from a large on-site car park. Full details available upon application.

Business Rates

Please contact the Letting Agents for details on Business Rates.

Service Charge

A service charge has been established for the building to cover the cost of maintenance of the common areas, as well as the use of utilities in the office accommodation itself. Areas that the service charge cover include cleaning, on-site staff and security, rubbish collection, electricity, heating, water and lifts.

This charge is currently being reassessed and full details can be provided upon application.

Rent

The building has a guide rent of £7.50 per sq ft per annum exclusive (over half the current going rate for Pride Park). Further incentives are available depending on lease terms.

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



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

Tel: 01332 203377
www.rigbyandco.com

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