



**Rigby & Co**  
commercial property

**01332 203377**

[www.rigbyandco.com](http://www.rigbyandco.com)

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**Grade A offices to let in the heart of Pride Park  
with car parking**

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**Offices extend to 989 sq ft (91.9 sq m)**

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**Available on flexible term leases**

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## **OFFICES TO LET**

**10 Melbourne Business Court, Pride Park, Derby, DE24 8LZ**

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The offices are located at Melbourne Business Court on Pride Park, a high profile and highly visible location opposite the Pride Park Football Stadium.

Pride Park is Derby's premier office location and is home to a number of national and international occupiers including Rolls Royce, EGG and David Lloyd Leisure.

The property is within comfortable walking distance of the on-site park and ride facility, which provides regular shuttle busses to Derby city centre. Derby Midland Railway Station is less than 10 minutes walking distance from the site and the development as a whole is well served by a range of restaurants, diners and hotels.

## Description

The property is of a three storey construction and provides high quality office accommodation in a mix of open plan and private offices. The premises benefits from CAT II lighting, new laminate flooring and 4 car parking spaces on site assigned for the empty space. There are W/Cs on each floor and the ground floor also has a small kitchen area.

The areas available are as follows:

### Ground Floor:

Office: 230 sq ft (21.35 sq m)

Kitchen: 76 sq ft (7.025 sq m)

### Second Floor:

Office: 683 sq ft (63.46 sq m)

**Total Available Space:** 989 sq ft (91.9 sq m)

## Business Rates

Business Rates are to be assessed.

## Rent

We are looking for rental offers in the region of £13,850 per annum, which equates to £14 per square foot per annum.

## Further Information

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