



**Rigby & Co**  
commercial property

**01332 203377**

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

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**Grade A offices to let in popular business address at Pride Park**

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**Offices extend to 2,040 sq ft (189.5 sq m)**

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**Available on flexible lease terms**

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## **OFFICES TO LET**

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

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The offices are located at Brunel Business Park on Pride Park, Derby's premier office location. The premises are situated close to other major office occupiers in the area including Rolls Royce, HSBC,

Geldards LLP, and Cooper Parry. Pride Park has excellent road connectivity, with the M1 easily accessible within 5 minutes.

## Description

The property is of a two storey construction and provides high quality office accommodation via open planned offices. The premises benefits from CAT II lighting, air conditioning, perimeter trunking, suspended ceilings and are carpeted throughout.

Ground Floor	1,028 sq ft	(95.50 sq m)
First Floor	1,012 sq ft	(94.00 sq m)
<b>TOTAL</b>	<b>2,040 SQFT</b>	<b>(189.5 SQM)</b>

## Parking

The property benefits from 6 allocated on site car parking spaces.

## Business Rates

We have been verbally advised by Derby City Council that the property has a Rateable Value of £24,750.

## Rent

£25,000 exclusive for Year 1 rising to £28,500 per annum exclusive for Years 2 and 3 on the basis of a minimum 3 year term.

## Lease Terms

The premises are available by way of a new flexible term lease on full repairing and insuring terms.

## Legal Costs

The ingoing Tenant is to be responsible for the Landlords legal costs incurred in this transaction

## Contact Details

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

Ben Wisner

Tel: 01332 203377

Email: [benwisner@rigbyandco.com](mailto:benwisner@rigbyandco.com)

JOINT AGENT - BOXALL BROWN AND JONES

OFFERED IN CONJUNCTION WITH ROGER A KINGTON (FRICS)



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

**Tel: 01332 203377**

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