



Rigby & Co
commercial property

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www.rigbyandco.com

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

Offices extend to 525 square feet (49 square metres)

Available on flexible term leases with a guide rent of £7,000 per annum

OFFICES TO LET

5 Stadium Business Court, Pride Park, Derby, DE24 8HP



The offices are located at Stadium Business Court on Pride Park, a high profile and highly visible location opposite the Pride Park Football Stadium. The property provides an excellent opportunity to acquire professional business premises, with a good commercial address at a very affordable rent.

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 building and there are a number of retail and leisure options close by.

Description

The property comprises of ground floor suite of good quality office accommodation. The premises benefits from CAT II lighting, a kitchen area, W/C, heating throughout and parking outside the unit. There are a number of power points throughout the suite, and the office is ready for a business to take occupation immediately.

The areas available are as follows:

Total Available Space: 525 sq ft (49 sq m)

Business Rates

Business Rates are to be assessed.

Rent

We are looking for rental offers in the region of £7,000 per annum exclusive of VAT and rates.

Tenure

The property is available by way of new flexible term lease on full repairing and insuring terms.

Legal Costs

Each party are responsible for their own legal costs in connection with the transaction.

Further Information

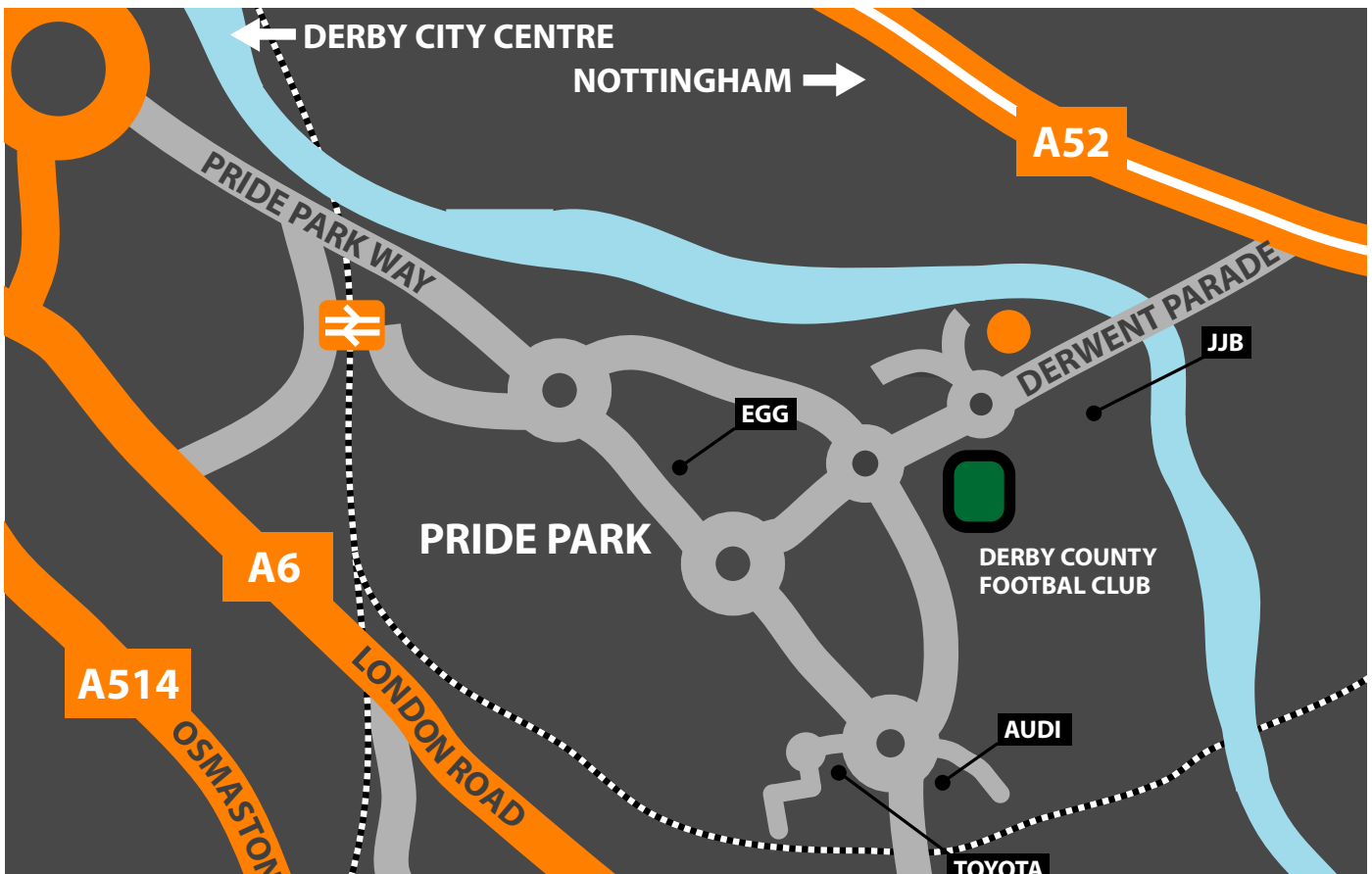
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