

TO LET

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OF PROPERTY
CONSULTANCY

High Quality Office Accommodation

14 Mallard Way, Pullman Business Court,
Pride Park, Derby DE24 8GX



Rent: £18,000 p.a.x.

- Two-storey offices with parking for 5 vehicles.
- Net Internal Area of 124.10 m² / 1,336 sq.ft.
- Subject to a scheme of redecoration and refurbishment.
- Capable of being occupied on a floor-by-floor basis.
- Located on Derby's premier business address.



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Location

The property is located on Mallard Way, just off St Christopher's Way, right in the heart of Pride Park, Derby's premier business location. The surrounding land is that of predominantly office and industrial uses, although there are several car dealerships located within the immediate locality.

The location benefits from easy accessibility to Derby train station, Junction 24 of the M1 and East Midlands Airport via the A50 and Junction 25 of the M1 via the A52.

Description

The property comprises a modern two-storey office of steel framed construction, with brick and block elevations inclusive of aluminium double-glazed window units, surmounted by a pitched tile roof.

At ground floor level, the property comprises an entrance hallway with disabled toilet facilities; together with a predominantly open plan office inclusive of kitchenette facilities.

The first floor comprises a pair of offices which are both open plan and are located at opposing ends of the property separated by a central landing. A further WC is located at the head of the stairs.

The property is to be fully redecorated and refurbished throughout with the specification generally comprising carpet tile flooring, painted plastered walls, perimeter trunking, powder coated aluminium framed double-glazed window units and suspended ceilings inclusive of inset CAT II lighting and comfort cooling and heating.

Externally, the property benefits from dedicated parking provisions for 5 vehicles, located to the front of the building.

Planning

The property is primarily used as offices which fall under Use Class E (Commercial Business and Service). Interested parties are advised to confirm this position with the Local Planning Authority, Derby City Council.

Accommodation

The premises comprise:-

Ground Floor	61.30 m ² /	660 sq.ft.
First Floor	62.80 m ² /	676 sq.ft.

Total NIA **124.10 m² / 1,336 sq.ft.**

Services

It is understood that mains electricity, water and drainage are connected to the property.

Service Charge

A service charge is payable towards the maintenance of the common areas of Pullman Business Park. Details of the service charge are available upon request.

Rent

The property is available to rent for £18,000 per annum exclusive of business rates and all other outgoings.

Rates

The property is listed on the Valuation Office website as "14 Mallard Way, Pride Park" with a rateable value of £16,750.



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SALLOWAY



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VAT

It is understood that VAT is applicable at the prevailing rate.

Legal Costs

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

Energy Performance Certificate

The property has an energy performance rating of C72.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewing

For further information or to arrange a viewing please contact agents, Salloway:-

Tel: 01332 298000

Email: ckeogh@salloway.com / wspeed@salloway.com

Alternatively, contact joint agents, Omeeto.

This brochure is intended to be a guide only so please read these important notes:

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