



## Units 13 & 14 Stadium Business Court, Millennium Way, Pride Park, Derby, DE24 8HP

Two immediately adjoining and interconnecting offices, providing circa. 2,600 sq. ft./120.6 sqm. or thereabouts.

Well-presented offices with suspended ceilings, and LED lighting to part, located within a popular and established business park.

Ten allocated car parking spaces.

## FOR SALE or TO LET

# Units 13 & 14 Stadium Business Court, Millennium Way, Pride Park, Derby, DE24 8HP

## LOCATION

Stadium Business Court comprises a modern office development, occupying a central position on Pride Park. The development is very close to Derby County's Pride Park stadium, and is accessed off Millennium Way, which connects with Derwent Parade, which is the principal road through Pride Park and which in turn connects with the A52, Brian Clough Way.

## DESCRIPTION

The property comprises two immediately adjoining, semi-detached two-storey office premises, constructed in or around 2003. Both units are of a similar specification, and provide open-plan office space to the ground floor, with suspended ceilings incorporating LED lighting, three-compartment trunking, powder-coated double-glazed windows, and carpeted floors. The first-floor space provides additional office accommodation, the majority of areas having been divided by demountable partitioning to create meeting and boardrooms. Each unit has their own WC facilities, both at ground and first floor levels.

Externally, there are ten allocated car parking spaces, however it is possible to double-park to some of these areas to create additional parking.

## ACCOMMODATION

The following floor areas are calculated on a net internal area (NIA) basis. Each unit is circa. 1,300 sq. ft./120-sqm., and comprises: -

Ground Floor	840 sq. ft.	78.14 sqm.
First Floor	460 sq. ft.	42.72 sqm.

## BUSINESS RATES

The property is currently assessed as a whole: -

Office and Premises	RV £29,750
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## SERVICES

It is understood that mains electricity, water and drainage are all connected to the property. Please note, the agents have not undertaken inspection of the services, and no warranties are given or implied.

## PLANNING

We understand that the property has existing use consent for B1(a) Offices, as defined by the Town and Country Planning (Use Classes) Order 1987.

## SERVICE CHARGE

There is an annual service charge, which covers the management, landscaping, and maintenance of Stadium Court. It is believed that the current service charge is in the order of £500 (five hundred pounds) per annum, per unit.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating of C65, a copy is available on request.

## TERMS

The premises are available by way of a brand new full repairing and insuring (FR&I) lease, for a term to be negotiated, at an initial rent of £32,000 (thirty-two thousand pounds) per annum exclusive (pax).

Alternatively, our Clients would consider a sale, with a guide price of £350,000 (three hundred and fifty thousand pounds).

## VALUE ADDED TAX (VAT)

VAT will be payable on the rent.

## VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

## SUBJECT TO CONTRACT

