

To let
First Floor Office Suite
885 sq ft (82.2sq m)

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



- Self-contained first floor office suite
- Suspended ceilings with integrated CAT II lighting
- Air conditioning providing heating and cooling
- 3 car parking spaces

01332 295555

raybouldandsons.co.uk

Location

Derby is an East Midlands city located at the heart of England enjoying excellent road communications.

Pride Park is located on the eastern edge of the City Centre and enjoys swift access to the A52 and the M1. The nearby Alvaston By-pass provides dual carriageway access to the A50 which connects with J24 of the M1 at Kegworth and J15 of the M6 at Stoke.

Pullman Business Court comprises a modern office campus arranged in three terraces of two-storey buildings and is accessed via St Christopher's Way and Mallard Way.

The Premises

The property comprises a modern two storey end of row office building of steel frame construction with cavity external walls comprising facing brick work and a concrete block inner skin beneath a pitched and tiled roof

The premises comprise the whole of the first floor and is arranged to provide two offices, one either side of the central landing with WC off.

The accommodation has been finished to a high standard including:

- Fully air conditioned with combined heat/cooling system
- Suspended ceilings with integrated Cat II lighting
- Anti-static carpet tiles
- Dado perimeter trunking for telephone, computer and data cabling
- Double glazed external windows and doors
- 7 dedicated car parking spaces

Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis

First Floor: 885 sq ft (82.2 sq m)

Any measurements and floor areas quoted in these particulars are provided for guidance only and should be verified by any interested party.

Services

We believe mains water, drainage and electricity are available and connected.

We have not tested any of the services and interested parties should make their own investigations in order to verify the position and to satisfy themselves that the capacity of the services is adequate for their proposed use of the premises.

Town & Country Planning

We believe that the premises have a permitted use falling within Class B1 (Offices), which has now been superseded by Class E of the Town & Country Planning (Use Classes) Act.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their specific use of the premises.

Non Domestic Rates

Utilizing the online Valuation Office Rating List we have determined that the premises are assessed for Non Domestic Rates as follows:

Rateable Value (2023/24): £10,750

The multiplier is currently 0.499

This is **not** what you will pay and you may qualify for small business Rates relief.

Small business rate relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and
- your business only uses one property - you may still be able to get relief if you use more

You should contact your Derby City Council to apply for small business rate relief.

What you get

You will not pay business rates on a property with a rateable value of £12,000 or less.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

Terms

The premises are offered to let by way of a new lease for a term to be agreed.

The tenant will be responsible for the maintenance and upkeep of the interior of the premises and any landlords fixtures and fittings.

The Landlord will be responsible for repairs and maintenance of the exterior and will recharge any costs incurred to the tenants in occupation of the ground and first floors.

The landlord will take out a suitable buildings insurance policy the cost of which will also be recharged.

Service Charge

A service charge for the upkeep of the common areas of the estate is levied upon owners/occupiers.

Price/Rent

Available upon application.

VAT

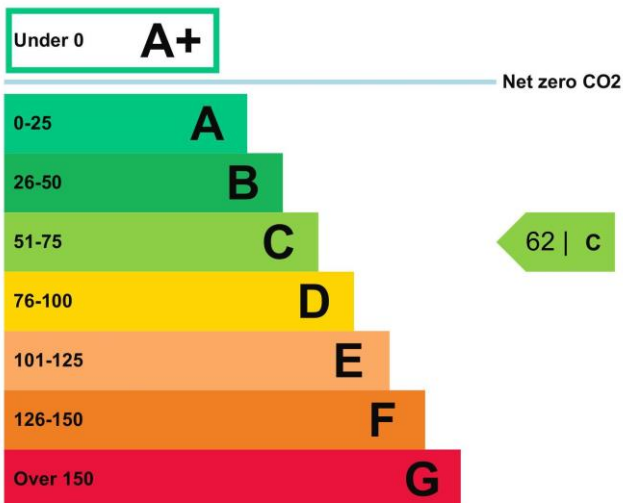
We are advised that VAT will be payable on the purchase price and costs.

Legal Costs

Each party will bear their own legal costs incurred in this transaction.

Energy Performance Certificate (EPC)

The property has been assessed as follows:



A copy of the Energy Performance Certificate can be made available upon request.

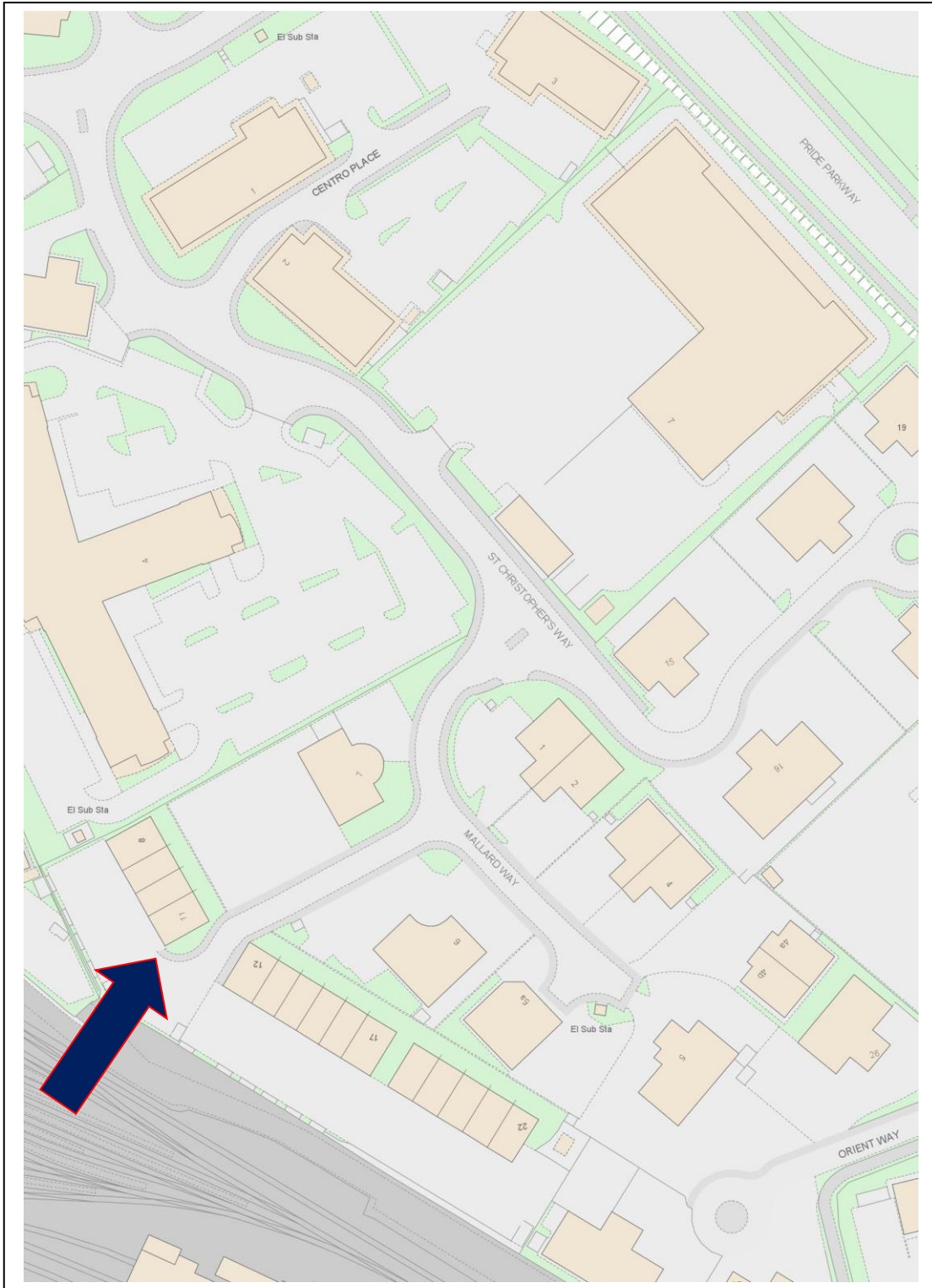
Viewing

All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons and under no circumstances should you make contact with the current occupiers directly.

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



Subject to Contract and Availability

Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property who's Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price

Tel: 01332 295555 raybouldandsons.co.uk