

## To Let

# Office Building with 8 Parking Spaces 1,600 sq ft (148.6 sq m)

9 Melbourne Business Court, Millennium Way, Pride Park, Derby, DE24 8LZ



- A modern three storey office building on premiere business park
- 8 car parking spaces
- Highly prominent elevation immediately opposite Pride Park Stadium
- Easy access to inner and outer ring roads

01332 295555

raybouldandsons.co.uk

## Location

Melbourne Business Court comprises a modern office development occupying a central position on Pride Park in an extremely prominent location facing Derby County's Pride Park Stadium, on Derwent Parade, one of the main arterial routes through Pride Park.

The property is accessed via Millennium Way and has good access to the A52; to Junction 25 (M1), the A38, A50 and A42 (M42) South-West.

## The Premises

9 Melbourne Court comprises a mid-row three storey campus style modern office building which has been finished to a good specification including:

- Suspended ceilings with integrated Category II lighting units
- Carpet tiles to office areas
- Wall mounted electric heaters
- Perimeter skirt and dado trunking
- WC facilities on all floors – including ground floor disabled WC
- 8 dedicated car parking spaces

## Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Ground Floor                      310 sq ft    ( 28.8 sq m)

First Floor                         618 sq ft    ( 57.4 sq m)

Second Floor                       672 sq ft    ( 62.4 sq m)

**Total Net Internal Area 1,600 sq ft    (148.6 sq m)**

## Services

Mains water, drainage and electricity are all available and connected.

## Planning

We believe the property is suitable for uses within Class B1a (Offices) of the Town & Country (Use Classes) Order as amended.

Interested parties must, however, make their own enquiries of Derby City Council Planning Department in respect of the current and proposed use of the building and in order to determine whether planning consent is required for their proposed use of the premises

## Non Domestic Rates

We have inspected the online Rating List and note that the property has been assessed on a floor-by-floor basis as follows:

Ground floor: £3,500 rateable value

First floor:        £6,800 rateable value

Second floor:    £5,300 rateable value

This is not what you will pay.

Interested parties should make their own enquiries of Derby City Council to determine actual liability.

## Terms

The premises are offered to let by way of an assignment of an existing lease expiring December 2024.

Or

A new lease may be available, drawn on a Full Repairing and Insuring basis for a term of years to be agreed – minimum 3 years.

The lease will incorporate regular rent reviews where appropriate.

## Buildings Insurance

The tenant will reimburse the landlord's annual buildings insurance premium in relation to insuring the building against fire and similar risks.

## Service Charge

The tenant will be responsible for the Head Landlord service charge which relates to maintenance and repair of the external areas.

## Other Outgoings

The tenant will be directly responsible for the payment of charges to statutory authorities and service suppliers, namely Non-Domestic Rates, water rates, sewerage charges, electricity costs etc.

## Rent

£18,500 per annum exclusive.

## Value Added Tax

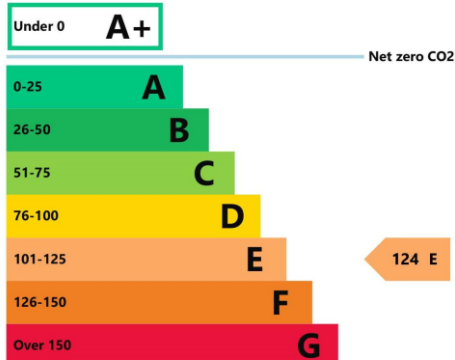
VAT is payable at the prevailing rate on the rental price and associated costs.

## Energy Performance Certificate (EPC)

The property has been assessed for energy efficiency as follows:

### Energy rating and score

This property's current energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Legal Fees

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

## Anti-Money Laundering (AML)

As part of our AML policy and procedure two photographic ID documents and a recent utility bill will be required by an incoming tenant.

## Important Note: Images

Due the limitations of a standard camera lens we have utilized a wide-angle lens.

Whilst a wide-angle lens is able to capture more detail, it can result in spatial distortion.

## Viewing

All viewings are to be accompanied and strictly by appointment only.

Contact: Martin Langsdale

Tel: 01332 295555

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)

*(subject to contract and availability)*





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