

**MATHER  
JAMIE**

01509 233433

9 Mallard Way  
Pride Park  
Derby  
DE24 8GX

**FOR SALE**

**£225,000**



**Part-Let Office Investment**

**121.44 sq m (1,307 sq ft)**

# 9 Mallard Way, Pride Park, Derby, DE24 8GX

## LOCATION

Mallard Way is a well-established office location within Pride Park, approximately 1 mile from the City Centre and benefits from excellent commuter and public transport accessibility, including links to the A52, one of Derby City's major routes connecting the City to the M1 motorway via Junction 25.

The property is also within close proximity to Derby Train Station located only 1 mile away and the bus station located 1.2 miles away.

The property's location is shown on the plan within these particulars.

## DESCRIPTION

The property is a purpose-built two-storey mid-terraced office providing open-plan space on both ground and first floors.

The property benefits from allocated parking, air conditioning, perimeter trunking, inset Cat II lighting, suspended ceilings as well as kitchenette and WC facilities on each floor.

## ACCOMMODATION

Ground Floor	58.46 sq m	(629 sq ft)
First Floor	62.98 sq m	(678 sq ft)
<b>Total</b>	<b>121.44 sq m</b>	<b>(1,307 sq ft)</b>

## TENURE

The property is available as a freehold investment with a tenant in situ on the ground floor. The ground floor is currently let to Elite Security Services Ltd at an annual rent of £8,825, lease expiry July 2021.

## PRICE

**£225,000 (two hundred and twenty five thousand pounds)**

## SERVICE CHARGE

A site-wide service charge is applicable. Further details available on request.

## BUSINESS RATES

Local Authority: Derby City Council  
Period: 2020/2021  
Rateable Value: Ground Floor—£9,000  
First Floor—£9,100

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

VAT will be charged on the sale price.

## EPC

The property has an Energy Performance Asset Rating of 51 within Band C.

## PLANNING

We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

# 9 Mallard Way, Pride Park, Derby, DE24 8GX



# 9 Mallard Way, Pride Park, Derby, DE24 8GX



## IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations