



Unit 9, Riverside Court, Derby, East Midlands DE24 8JN

OFFICES

- ▶ **1,150 sq ft (106.8 q m)**
- ▶ **On-site parking**
- ▶ **Prime location on Pride Park**

For enquiries and viewings please contact:



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Location

Riverside Court is situated off Riverside Road, one of the main estate roads through Pride Park and comprises five modern office buildings within a managed courtyard. Adjacent occupiers include Maber Architects, Innes England, Angel Trains, Lovell Partnership, D8 Engineering & Consulting GmbH and Yellow Rail.

Pride Park is a substantial 180 acre business park located at the eastern edge of the city centre and Derby's premier business location.

The city benefits from excellent road communications with A38/A50/A52/A6 providing access around the city and to M1, J24 and J25.

Derby train station is within close proximity with regular direct trains to London St Pancras with the fastest journey time of 1 hour 50 mins. East Midlands Airport is 20 minutes away via the A50.

Description

Self-contained ground floor office suite offering excellent quality accommodation in a mix of open plan and partitioned offices. The offices which are fitted to a high standard and benefit from suspended ceilings with Category 2 light panels, gas central heating, fitted kitchen and w.c. facilities.

Externally there are 4 on-site parking spaces

Accommodation

	Sq M	Sq Ft
Ground Floor	106.8	1,150
Total	121	1,302

Measurements are on a Net Internal Basis in accordance with the RICS Property Measurements First Edition.

There are 4 designated on-site parking spaces with a further 2 spaces by separate negotiation.

Planning

The premises have Class E(g)(i) Office under the Use Classes order (as amended).

Interested parties should make their own enquiries direct with the local planning department on 01332640795.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The property is currently listed as Offices & Premises and has a rateable value of £15,500 Source: VOA

Rent

£16,675 per annum, exclusive of VAT, business rates, service charge and usual outgoings.

Service Charge

The tenant is responsible for a service charge to cover contribution towards external areas and upkeep of common areas along with electricity usage within the demise.

VAT

VAT is payable on the rental.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

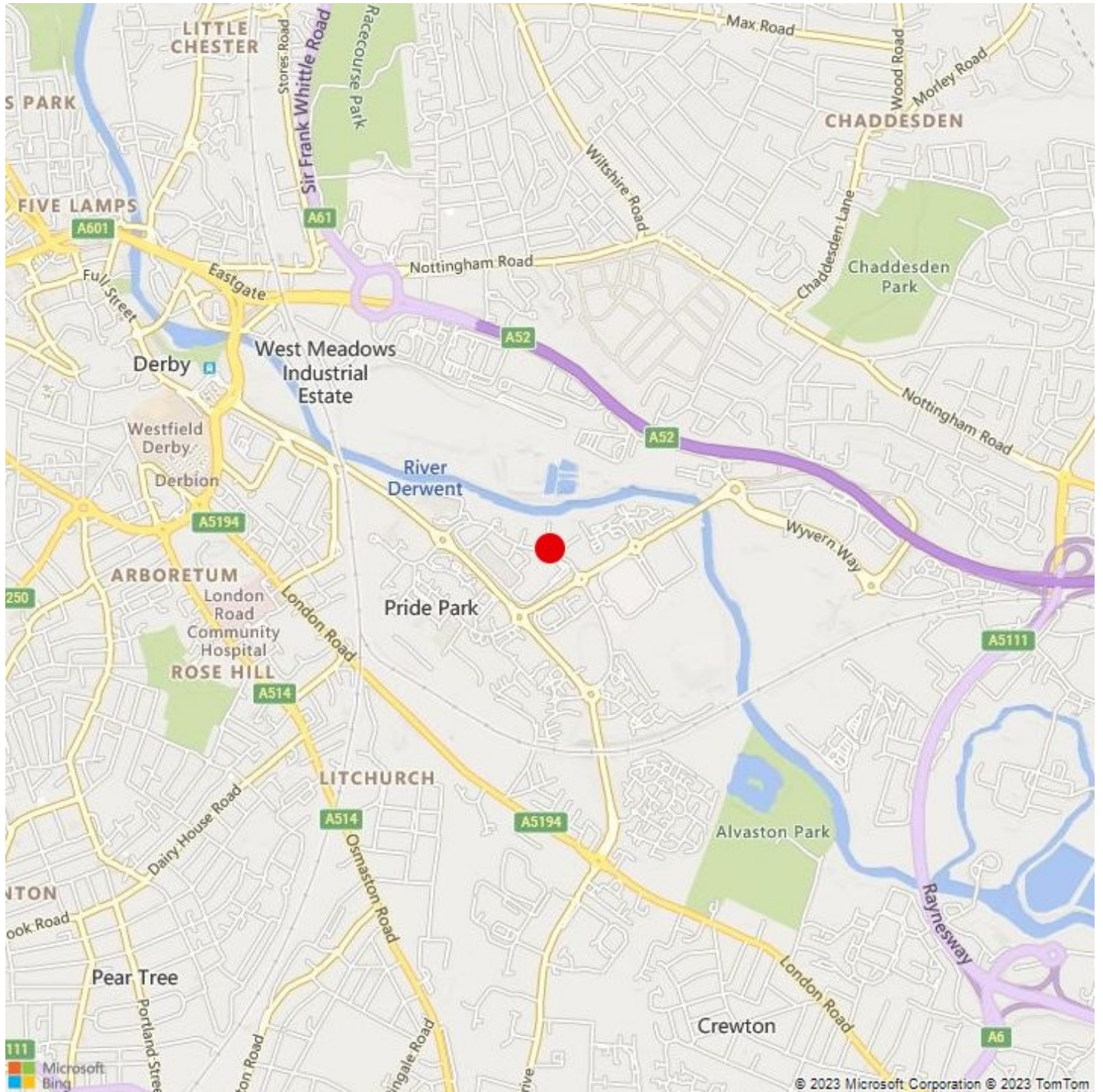
A copy of the EPC is available on request.

Viewings

Viewings are by appointment with sole agents Innes England

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