



Chartered Surveyors

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

To Let: From £16,000 pax



Prestigious Office Development
1,330 sq ft Available

- 5 On Site Car Parking Spaces
- High Specification Offices
- Excellent Location



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Location

Pullman Business Court is a prestigious office campus providing three blocks of two storey office accommodation. Pullman Business Court is conveniently situated within one of the East Midlands' premier business locations, Pride Park. The development is a short distance from the city centre and provides swift links to the A52 and M1. Other occupiers within Pride Park include Derby County Football Club; Geldards Law Firm; East Midlands; Rolls Royce and David Lloyd Leisure.

Description

Two Storey Office accommodation built to high specification to provide:

- Fully air-conditioned with a combined heat/cooling system
- Suspended ceilings with CAT III recessed lighting
- Antistatic carpet tiles
- Perimeter Trunking with installed telephone, computer and data cabling
- Toilets and kitchen facilities

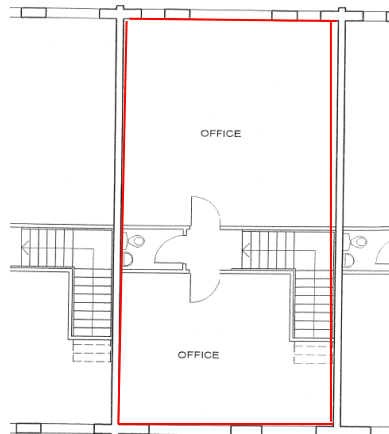
Accommodation

1,330 sq ft NIA over two floors.

Ground Floor



First Floor



Tenure

Full repairing and Insuring lease for a term to be agreed.

Car Parking

There are 5 parking bays allocated to 10 Mallard Way.

Rent

£16,000 per annum exclusive

Service Charge

Service Charge for current year £220, to include maintenance of common external areas and the Pride Park service charge.

Rateable Value

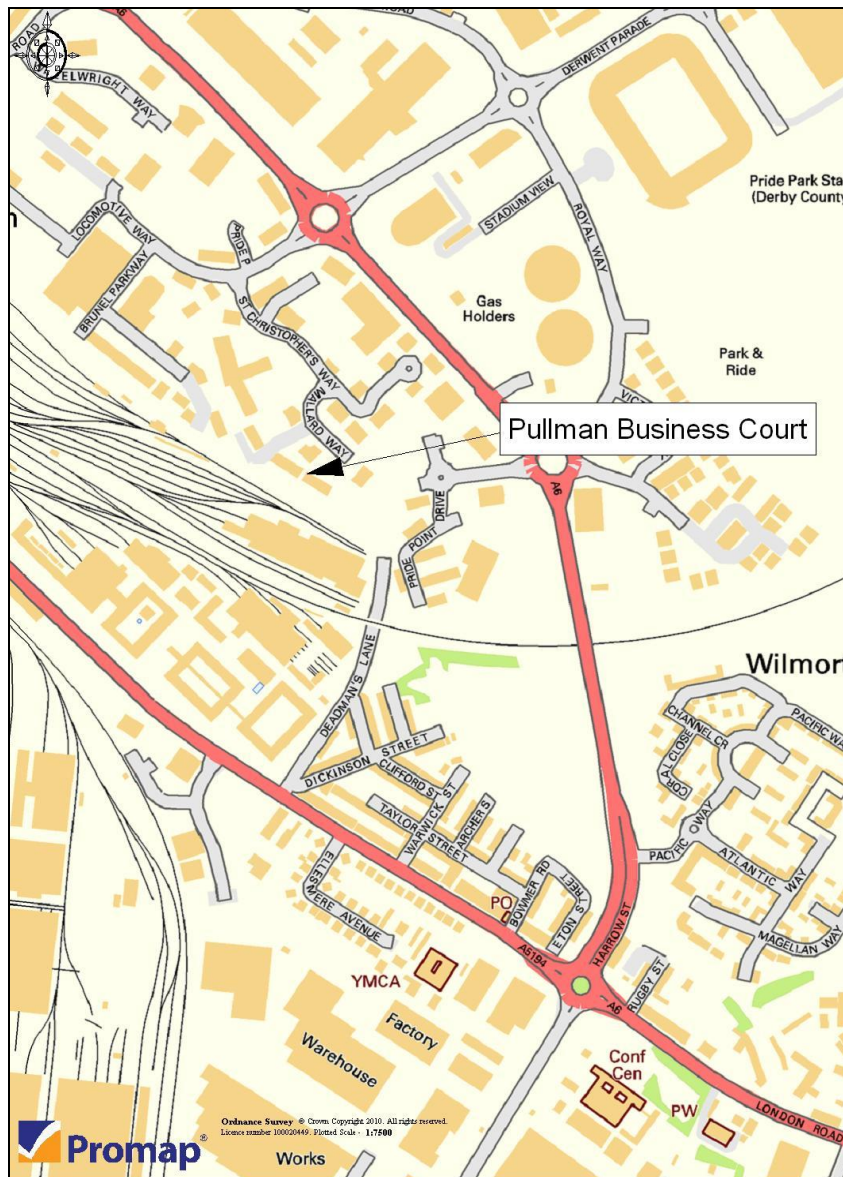
Property Description: Offices and Premises
Rateable Value: £18,000 (Effective Date 1 April 2017)

Viewing

Strictly by appointment with sole agents, Milner Commercial Chartered Surveyors.

Contact –

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