

Edward Lloyd House | 8 Pinnacle Way | Pride Park | Derby | DE24 6SZ

High quality two storey detached office building situated on Derby's premier business park

901m²
(9,700ft²)

- Open plan office accommodation with meeting rooms, kitchen and WC's
- Air conditioning, raised floors, suspended ceilings with LED lighting
- Excellent parking provision with 32 marked spaces
- Passenger lift
- Prominent position on Pinnacle Way close to Derby train station



TO LET



Location



Gallery



Video



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Location



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Video



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Location

Pride Park is Derby's premier business address and has over 10,000 working on the park each day.

Major attractions to the location are; David Lloyd Health & Fitness, Derby County Football Club and Conference Centre, Seven Restaurant, Greggs, Subway and M&S Food.

Pinnacle Way is situated off Locomotive Way Pride Park, which links to the A6. The location offers excellent accessibility to Junction 24 of the M1 and East Midlands Airport via the A50.

The A52 dual carriageway is also one of the City's principal routes connecting Junction 25 of the M1 to the East and also provides a direct link to the city of Nottingham.

The Property

The premises comprise a detached two storey office building finished to an excellent specification with reception, meeting room, kitchen and WC facilities. The specification includes:-

- Air conditioning
- Suspended ceilings with LED lighting
- Raised access floors
- Kitchen areas, cycle store and showers
- Meeting rooms and reception area
- 32 marked parking spaces with barrier entry





Accommodation

The premises comprise the following approximate net internal floor areas:

Edward Lloyd House	m ²	ft ²
Ground Floor	450.39	4,848
First Floor	450.72	4,852
Total	96.20	1,035

Business Rates

We are advised by Derby City Council business rates department that the premises hold the following rateable value:

£121,000

(The current UBR is 55.5 pence. Interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of the transitional phasing implications).

EPC

The property has an Energy Performance Certificate rating of D(82).

VAT

We confirm all figures quoted are exclusive of VAT.



Location



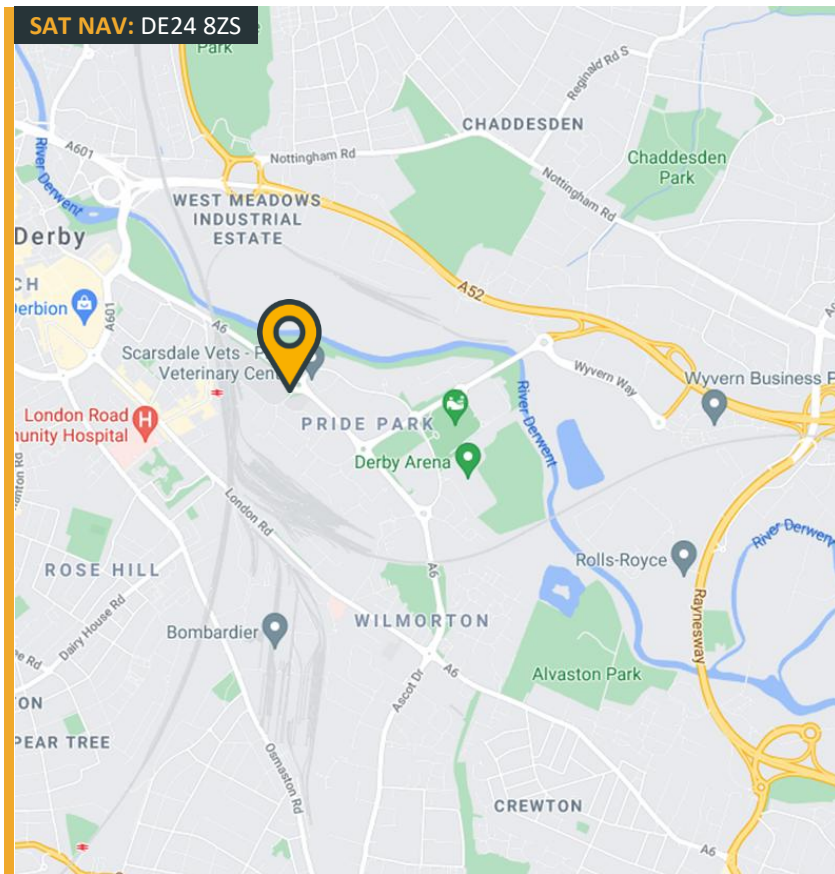
Gallery



Video



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Rent

The property is available to let by way of a new lease at a rent of:

£175,000 per annum

There is an estate service charge of which further information is available from the agents. All figures quoted are exclusive of VAT.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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