



Second Floor, The Zibrant Building, 2 Prospect Place, Pride Park, Derby, DE24 8HG

Excellent open-plan Offices within a prominent building, close to Pride Park Stadium, currently undergoing extensive refurbishment.

5,445 sq. ft. / 505.89 sqm.

Available as a whole, or two suites from 2,587 sq. ft. / 240.33 sqm.

Twenty-nine dedicated car parking spaces.

TO LET

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LOCATION

Pride Park is one of the premier business locations within the East Midlands, located just south of Derby city centre. The subject property is situated off Prospect Place, close to Pride Park Stadium and nearby occupiers include; East Midlands Trains, Ashgates, Rolls Royce, and Network Rail. The business park benefits from excellent road and rail communications, with ease of access to the A52 leading to Derby's' outer ring road and junction-25 of the M1 motorway. In addition, Derby's' intercity mainline railway station is within walking distance, and provides a regular service, taking approximately one-hour, forty-minutes to London St. Pancras International.

DESCRIPTION

The offices are located on the second floor, and are in the process of being fully refurbished to provide high-specification open-plan space, available as a whole or in two suites. The specification will include; suspended ceilings with LED lighting; air-conditioning; raised access floors; high-quality amenity area with shower; passenger lift; attractive lift lobby; reception; and generous car parking.

ACCOMMODATION

The net internal floor area (NIA) is 5,445 sq. ft./505.89 sqm. The area could be sub-divided to provide: -

Suite A	2,858 sq. ft.	265.54 sqm.
Suite B	2,587 sq. ft.	240.33 sqm.

BUSINESS RATES

To be separately assessed.

SERVICE CHARGE

A service charge to be levied to recover the cost of maintenance and upkeep of common parts and external landscaping, together with insurance, lift maintenance, and so forth. Further details are available on request.

TERMS

The premises are available by way of a new lease, effectively on full repairing and insuring (FR&I) terms, for a term to be agreed. Rent upon application.

VALUE ADDED TAX (VAT)

All sums quoted are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises are currently undergoing and refurbishment, and will be assessed for an EPC, upon practical completion.

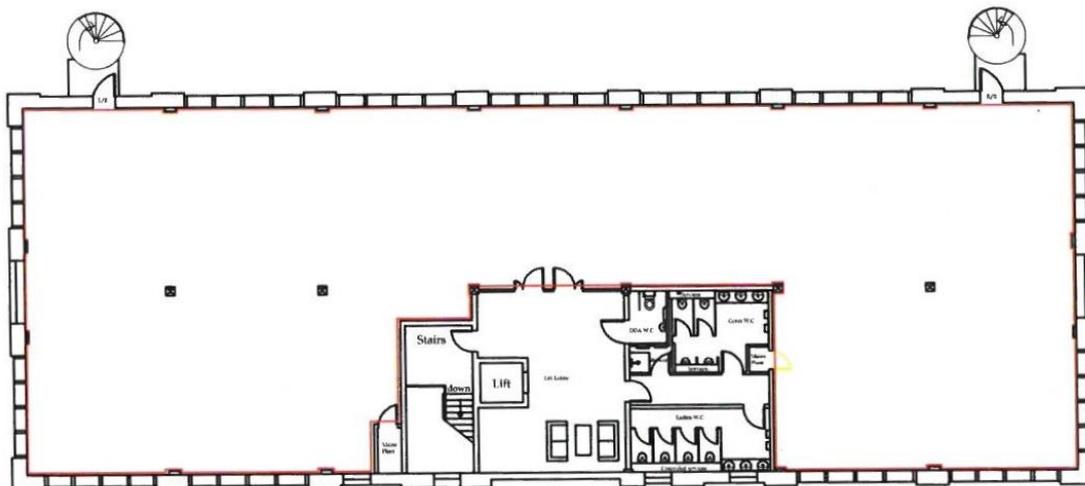
VIEWINGS

Strictly by prior appointment with the sole agents: - Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

SUBJECT TO CONTRACT



Second Floor Plan

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