



Chartered Surveyors

# Number Two Melbourne Business Court

Millennium Way, Pride Park, Derby, DE24 8LZ

To Let: £6,480 per annum exclusive



## Modern Self Contained First Floor Office Suite

- On Site Car Parking spaces
- Air Conditioned Office
- 540 sq ft Available

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## Location

Melbourne Business Court is one of Derby's premier office developments, occupying a central location opposite Pride Park Stadium, within one of the single largest urban regeneration projects in the UK – Pride Park. The development is a short distance for the City Centre and provides swift links to the A52 and M1, and also to Derby Railway Station. Other occupiers within Pride Park include Derby County Football Club, Geldards Solicitors, East Midlands Trains, Rolls Royce and David Lloyd Leisure.

## Description

The office consists of modern self-contained two storey office accommodation which benefits from a high standard of specification.

First Floor Unit 2 provides:

- Air Conditioning
- Suspended ceilings with LED lighting throughout
- Perimeter skirt trunking
- Plaster painted walls
- Antistatic carpet tiles
- Toilets
- Kitchenette
- 2 dedicated on-site car parking spaces

## Accommodation

First Floor 540 sq ft (50.2 m<sup>2</sup>)

## Services

All mains services are connected or available with the exception of gas.

## Building Utilities

Electricity – A sub meter will be installed so the suite is self contained and paid direct by the tenant.

Water charges are included.

The Melbourne Business Court site service charge (which includes the Pride Park Service Charge) will be recharged by the landlord estimated at £210 per annum

## Rates

The suite is not yet separately assessed for rating. The estimated Rateable Value is £6500 and this suite may qualify for Small Business Rates Relief.

## Rent

£6,480 per annum exclusive.

The suite can be let fully furnished for an additional £500 per annum exclusive.

## Legal Costs

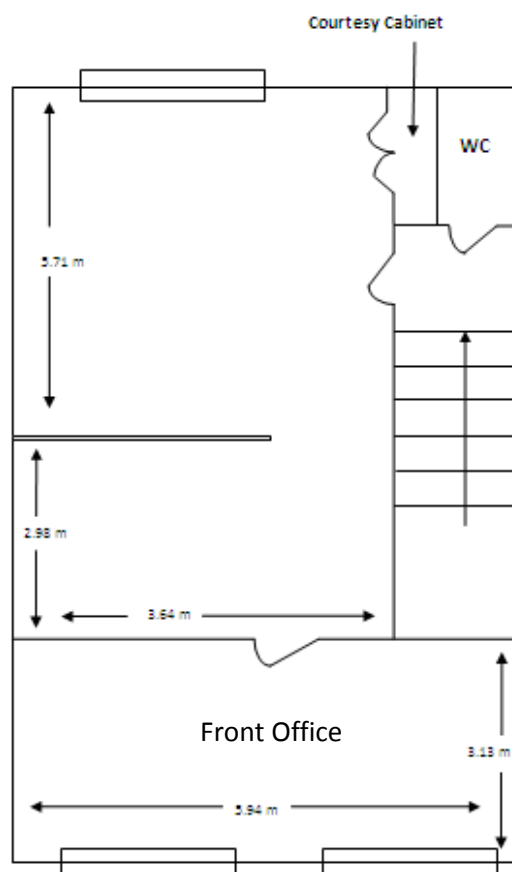
Each party shall be responsible for their own legal and other costs incurred in the proposed transaction.

The Landlord will issue a simple form of Tenancy Agreement. The Letting will be outside of the 1954 Landlord and Tenant Act.

## Viewing

Strictly by appointment with Sole Agents Milner Commercial Chartered Surveyors.

Contact – Peter Milner  
[phm@milnercommercial.com](mailto:p hm@milnercommercial.com)  
01332 734 734



# Energy Performance Certificate

## Non-Domestic Building



Central Credit  
Unit 2, Melbourne Business Court  
Pride Park  
DERBY  
DE24 8LZ

**Certificate Reference Number:**  
0722-3000-0919-0190-1305

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ 70

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	163
Building complexity (NOS level):	3

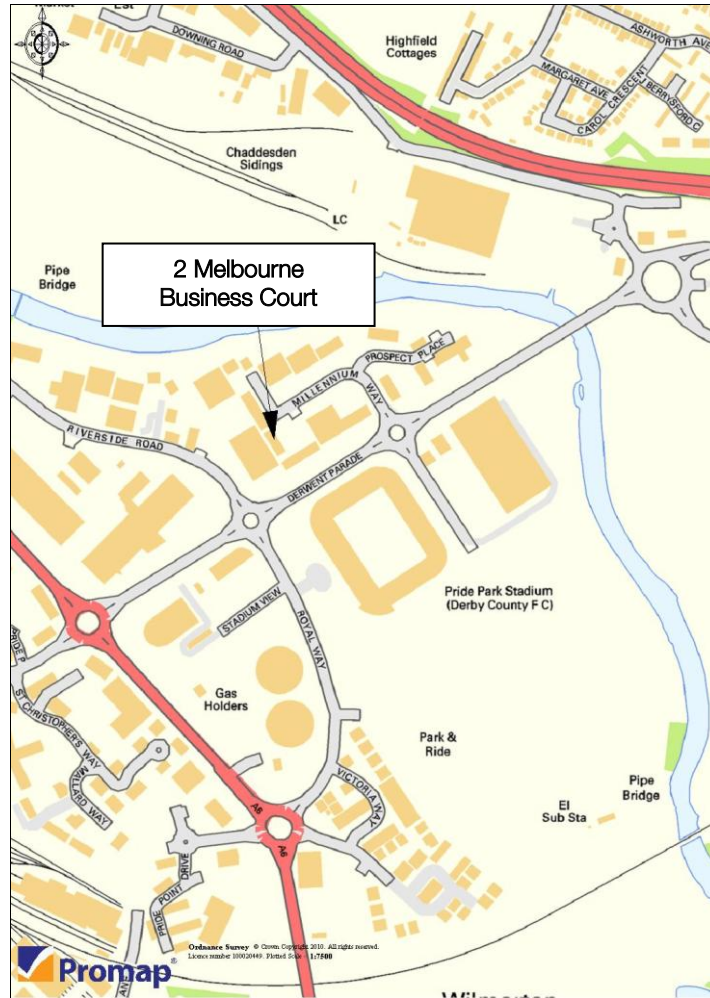
### Benchmarks

Buildings similar to this one could have ratings as follows:

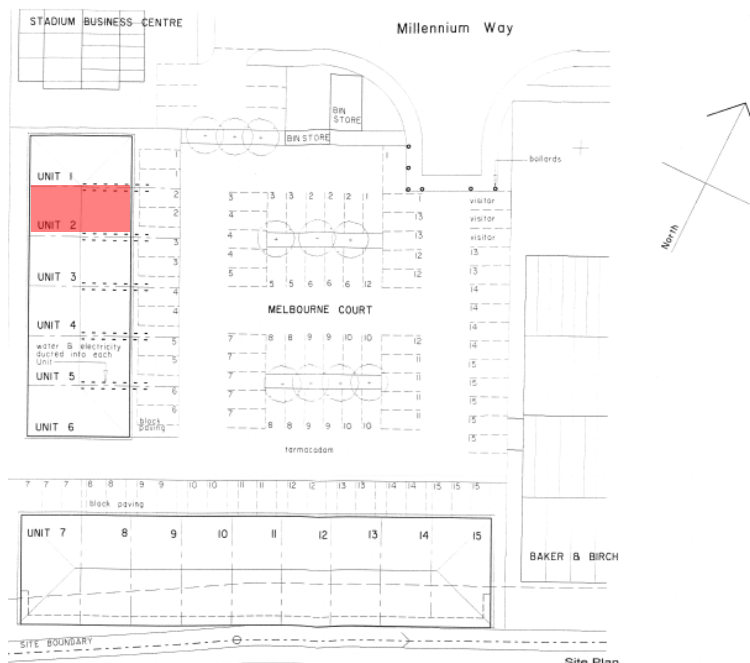
42 If newly built

69 If typical of the existing stock

## Location Plan



## Site Plan



Milner Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchaser and lessee, and do not constitute, nor constitute part of an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Milner Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.