

# Derby Conference Rooms Serviced Offices

19 St. Christopher's Way, Pride Park, Derby, DE24 8JY



## Location

Patriot Way Business Park is a prestigious office campus, conveniently situated within one of the East Midlands' premier business locations. The property has excellent frontage onto Pride Parkway one of the main access routes through 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, Midland Mainline, AEA Technology and David Lloyd Leisure.

## Description

Serviced office available of 237 sq ft with immediate access offered on easy in easy out terms. The Office is available on a fully furnished basis with a staffed reception reducing overheads for your business.

### Accommodation includes:

- 4 Car Parking Spaces
- Air Conditioning/ Heating
- Cat 5 points for telephone/Computers
- Antistatic Carpet Tiles
- Perimeter Trunking for Telephone, Computer and Data Cabling
- All office furniture including Desks, Chairs, Storage Cupboard and Telephones (for incoming calls only)
- Projector Screen

### Rent includes:

Business Rates  
Electricity  
Water Rates  
Service Charge  
Building Insurance

Shared facilities include toilets, kitchen and reception area. There is an option to hire additional conference rooms for meetings and expansion.

### Rent:

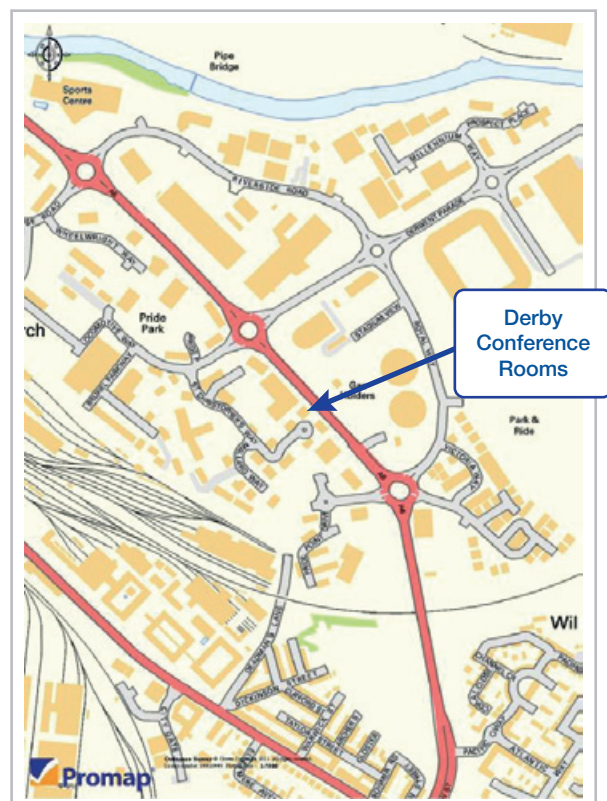
**£699 per month + VAT - FULLY INCLUSIVE**

### Additional costs for the suite include:

- Broadband (shared leased line with 100MB circuit at 10MB access speed) at a cost of £100 per month + VAT
- One off charge for allocation of dedicated telephone number at £75 + VAT
- Use of a colour laser printer (Xerox 6360DN) is available in the room (if required) at 2p mono and 5p colour per sheet + VAT
- Faxing and photocopies are available from the main office at a cost of 15p per page



Reception Area and view into Office Suite



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