

19 & 20 St. Christopher's Way, Pride Park, Derby



High Quality Meeting Rooms, Conference Suites & Serviced Offices

Meeting Rooms

- Up to **30** delegates per room
- **Free** Parking
- **Free** Wifi

Serviced Offices

- Offices for **1-15** people
- **40Mbps** Broadband
- Car **Parking** Spaces

Tel: 01332 546 920

Web: www.oberoibusinesshub.co.uk

19 & 20 St. Christopher's Way,
Pride Park, Derby, DE24 8JY



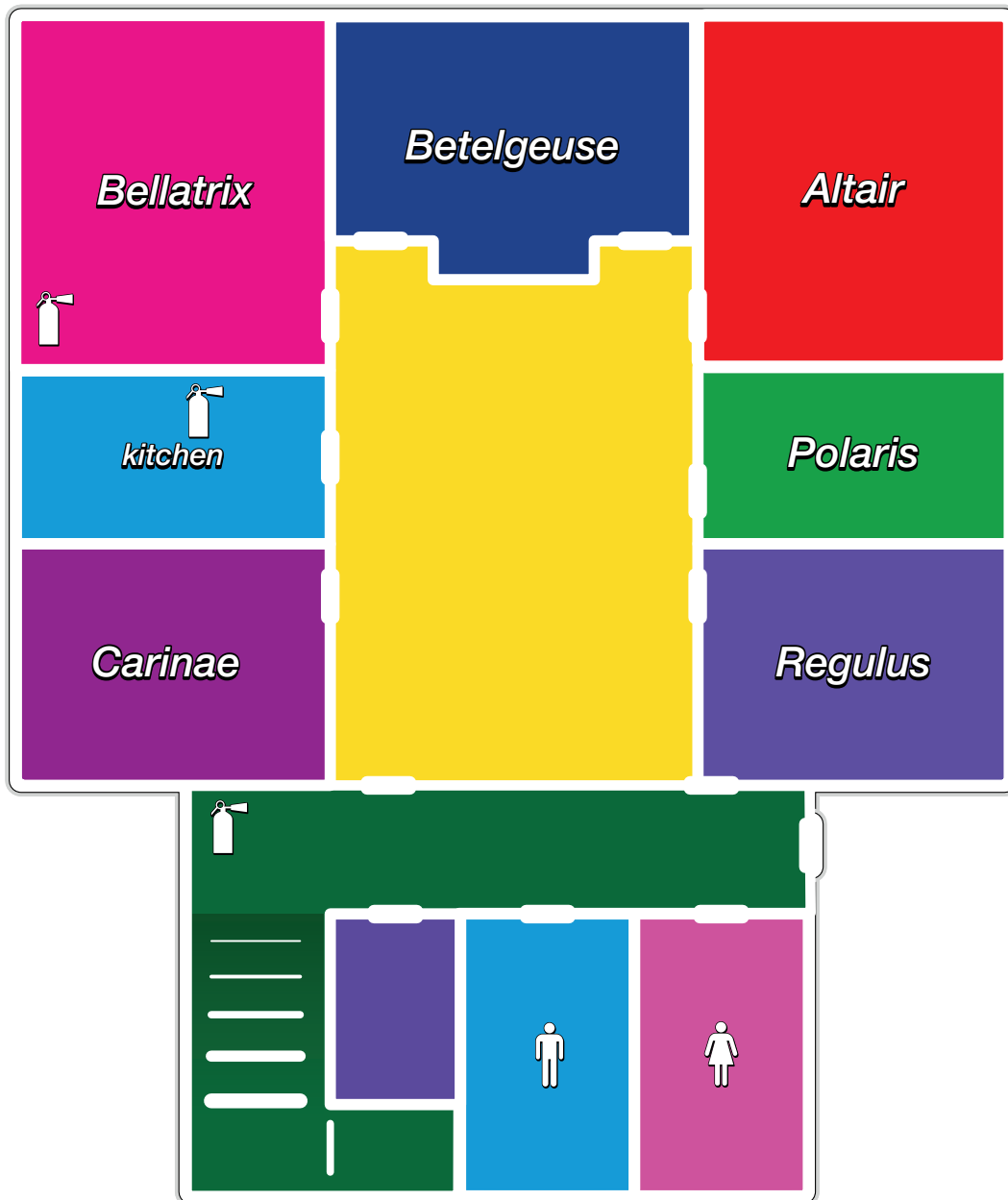
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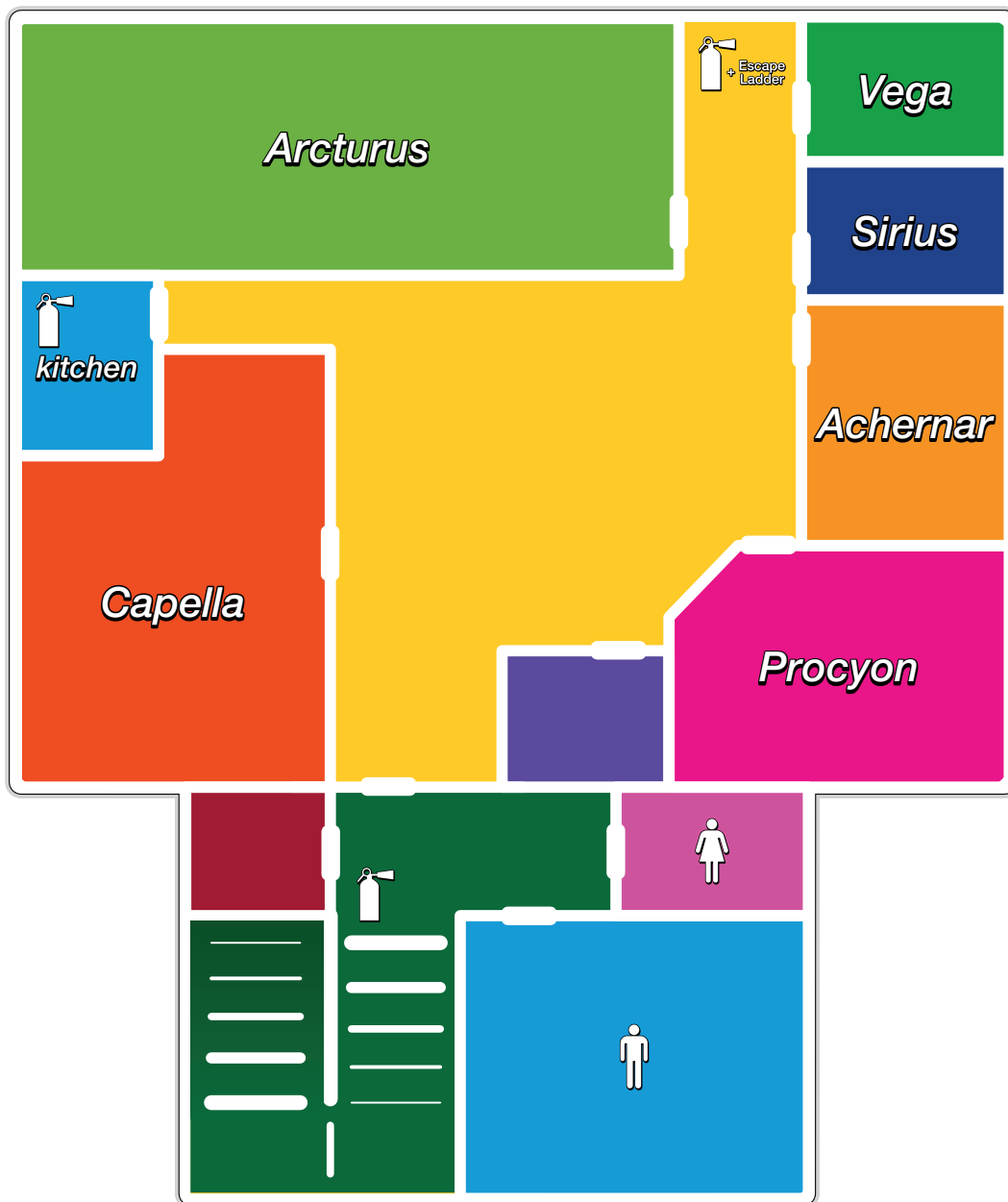
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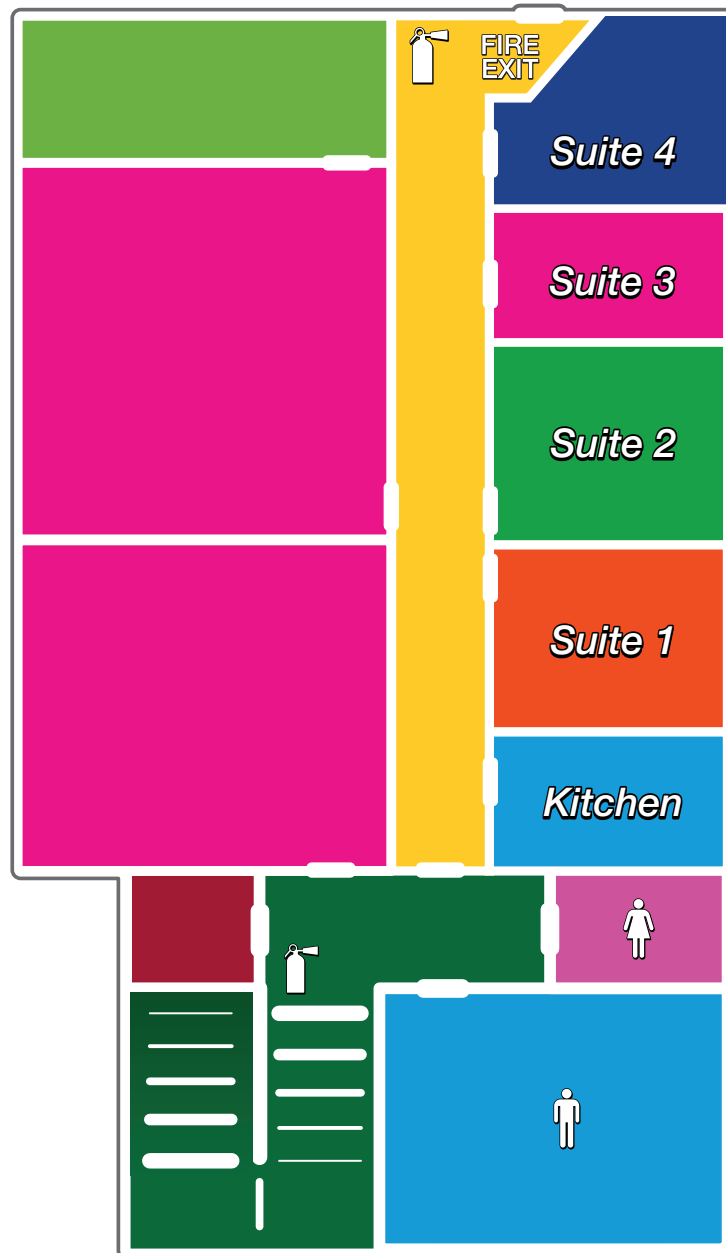
Monthly Rates*	5 Person	9-10 Person	7 Person	9-10 Person	3 Person	4 Person
	Carinae	Bellatrix	Betelgeuse	Altair	Polaris	Regulus
Size	243 sq ft	408 sq ft	350 sq ft	408 sq ft	188 sq ft	213 sq ft
1 month	£1,458	£2,408	£1,985	£2,408	£984	£1,190
3 months	£1,389	£2,293	£1,937	£2,293	£943	£1,135
6 months	£1,323	£2,184	£1,890	£2,184	£902	£1,080
9 months	£1,260	£2,080	£1,845	£2,080	£861	£1,030
12 months	£1,200	£1,980	£1,800	£1,980	£820	£980



Monthly Rates*	7 Person	12 Person	2 Person	2 Person	3 Person	5 Person
	Capella	Arcturus	Vega	Sirius	Achernar	Procyon
Size	364 sq ft	586 sq ft	99 sq ft	99 sq ft	172 sq ft	267 sq ft
1 month	£1,985	£3,500	£558	£558	£984	£1,458
3 months	£1,937	£3,450	£534	£534	£943	£1,389
6 months	£1,890	£3,300	£511	£511	£902	£1,323
9 months	£1,845	£3,150	£488	£488	£861	£1,260
12 months	£1,800	£3,000	£380	£380	£820	£1,200

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20 St. Christopher's Way
Pride Park, Derby
DE24 8JY
First Floor



Monthly Rates*

Period	Size	4 Person	8-10 Person	3-4 Person	4 Person
		Suite 1	Suite 2	Suite 3	Suite 4
		183 sq ft	356 sq ft	152 sq ft	200 sq ft
1 month		£1,250	£2,258	£1,141	£1,250
3 months		£1,192	£2,408	£1,090	£1,192
6 months		£1,134	£2,293	£1,040	£1,134
9 months		£1,082	£2,184	£993	£1,082
12 months		£1,029	£2,079	£945	£1,029

* All rates are per calendar month and exclude VAT

19 & 20 St. Christopher's Way Pride Park, Derby

Location

St. Christopher's Way is situated on 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 nearby, on Pride Park, include: Derby County Football Club, Geldards Law Firm, Cooper Parry, Webhelp UK, Midland Mainline, Rolls Royce and David Lloyd Leisure.

Description

Serviced office suites available with immediate access offered on "easy-in easy-out" terms.

The flexible offices are available on a fully furnished basis with a staffed reception reducing overheads for your business, and a fully fitted kitchen, for your comfort.



Serviced Offices include:

- Offices for 1 - 15 people
- Office furniture
- Car parking spaces
- Business rates
- Electricity, cleaning and water rates
- Full air-conditioning
- Managed reception
- 40Mbps broadband
- Discounted rates for meeting rooms
- Use of informal cafe area

Meeting Rooms Include:

- LCD projectors and sound system
- Up to 30 delegates per room
- Flipcharts and pens
- Free parking
- Free Wifi

Optional:

- Onsite graphics & web design
- Hot or cold buffet lunch
- Laptops and equipment
- Refreshments
- Admin support

01332 546 920

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Location on Pride Park, Derby



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Energy Performance Certificate Non-Domestic Building

HM Government

1ST FLOOR OFFICES
19 St. Christopher's Way
Pride Park
DERBY
DE24 8JY

Certificate Reference Number:
0192-0564-1230-0000-3213

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/epc.

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Over 150

Less energy efficient

Technical information

Main heating fuel: Grid supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 239
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 41.6

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
66 If typical of the existing stock

56 This is how energy efficient the building is.

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