

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

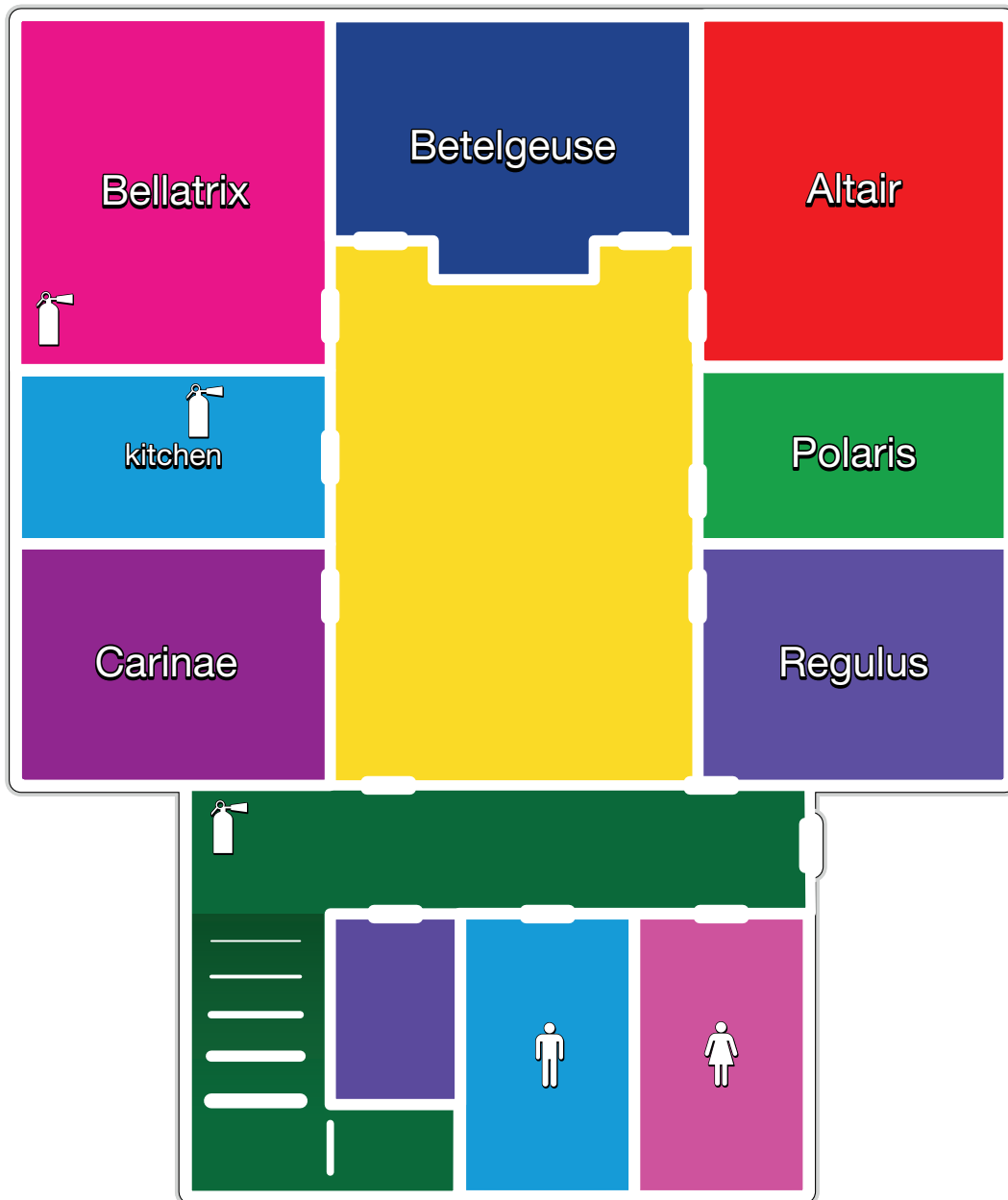
Web: [www.oberoibusinesshub.co.uk](http://www.oberoibusinesshub.co.uk)

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

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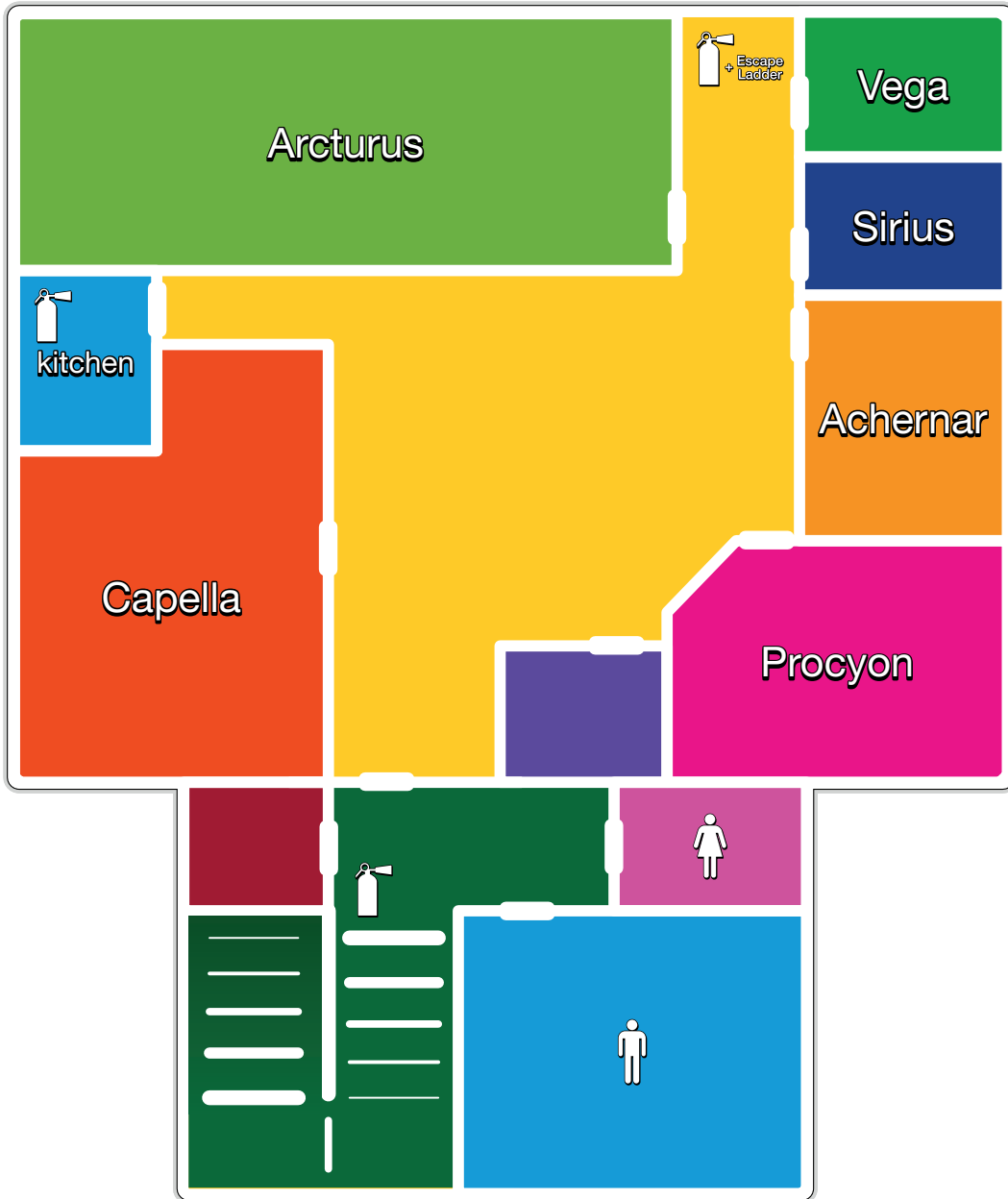
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 Oberoi Business Hub



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

\* All rates are per calendar month and exclude VAT

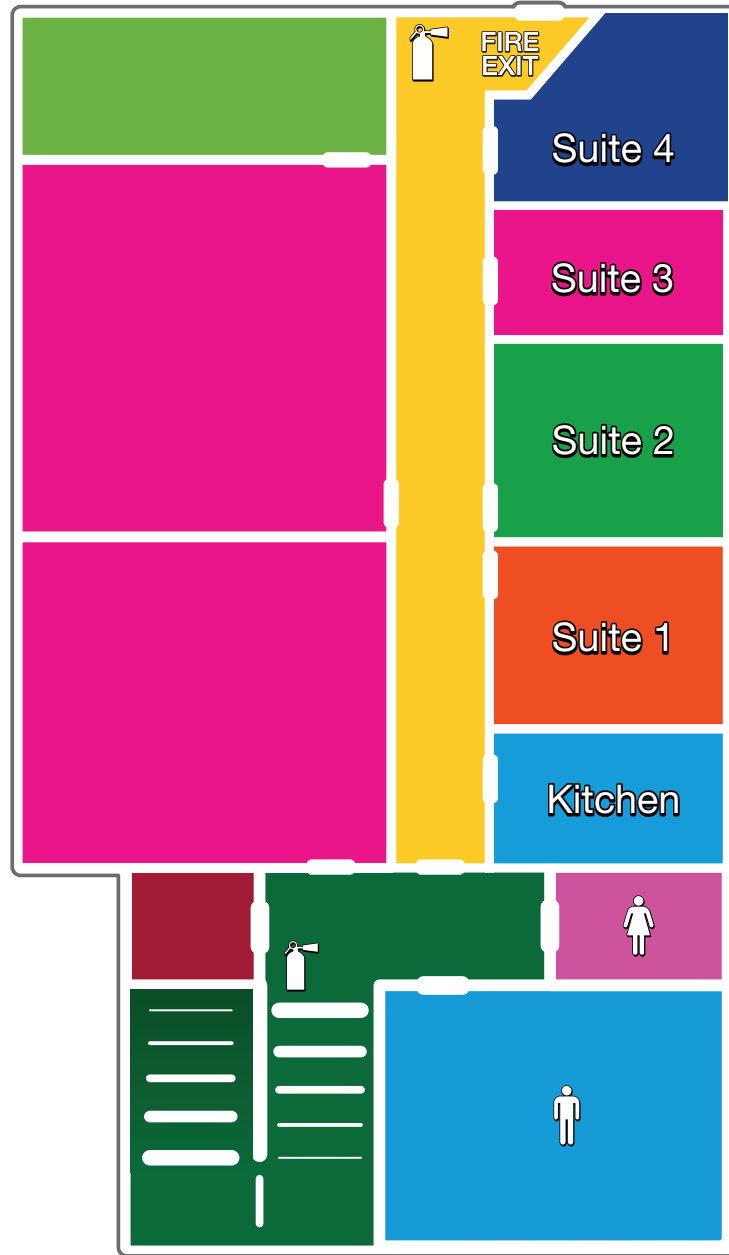


Monthly Rates*	7 Person	12 Person	2 Person	2 Person	3 Person	5 Person
	Capella	Arcturus	Vega	Sirius	Achernar	Procyon
Size	364 sq ft	586 sq ft	99 sq ft	99 sq ft	172 sq ft	267 sq ft
1 month	£1,985	£3,600	£558	£558	£984	£1,458
3 months	£1,937	£3,500	£534	£534	£943	£1,389
6 months	£1,890	£3,400	£511	£511	£902	£1,323
9 months	£1,845	£3,300	£488	£488	£861	£1,260
12 months	£1,800	£3,200	£380	£400	£820	£1,200

\* All rates are per calendar month and exclude VAT

# beroi Business Hub

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



Monthly Rates*	4 Person	8-10 Person	3-4 Person	4 Person
	Suite 1	Suite 2	Suite 3	Suite 4
Size	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:

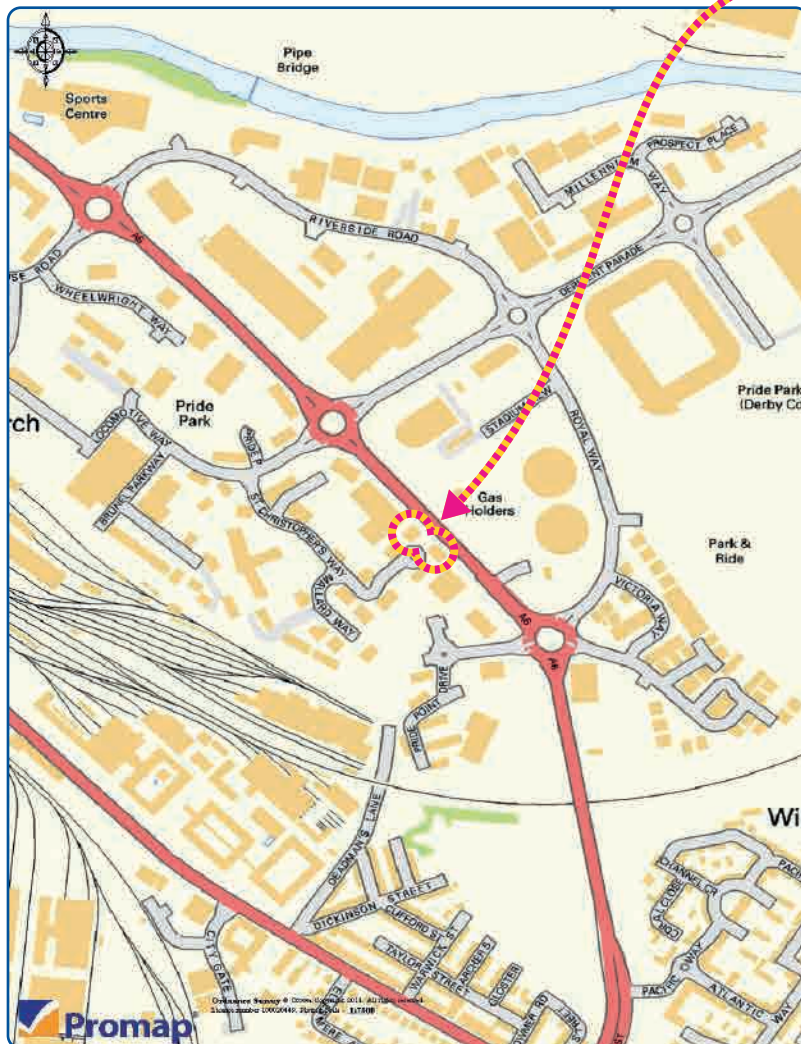
- Onsite graphics & web design
- Hot or cold buffet lunch
- Laptops and equipment
- Refreshments
- Admin support

01332 546 920

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## Location on Pride Park, Derby



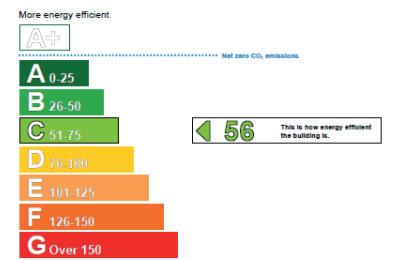
### Energy Performance Certificate Non-Domestic Building

1ST FLOOR OFFICES  
19 St. Christophers 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](http://www.communities.gov.uk/epc).

### Energy Performance Asset Rating



### Less energy efficient

Technical information	Benchmarks
Main heating fuel: Grid supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Air Conditioning	<b>25</b> If newly built
Total useful floor area (m <sup>2</sup> ): 239	<b>66</b> If typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 41.6	

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