

## ADD A NEW STRAND TO YOUR BUSINESS



FHP Property Consultants are pleased to offer to let a stylish first floor space with its own front door off The Strand Arcade in Derby City Centre.

The premises lie within a unique and characterful position within the Cathedral Quarter. The Strand Arcade links The Strand to Sadler Gate, a niche retail location within the City Centre, but easily accessible from the inner ring and with ample public car parking in the vicinity.

The space itself is finished to a high standard providing self-contained accommodation accessed via distinctive entrance doors off The Strand Arcade and providing a range of predominantly open plan space. Presently used as offices, it would lend itself to alternative uses and extends to some 154m<sup>2</sup> (1,657ft<sup>2</sup>).

Tim Richardson from FHP comments:

*"This is an excellent opportunity to acquire good quality accommodation that is a bit different from the run of the mill space and is offered at a very competitive rental".*

For further information contact Tim Richardson at FHP: 01332 343 222.

End

April 2015