

The Point | Pride Park | Derby | DE24 8HS

## Prime office development opportunity on Pride Park, Derby's premier business location

From 464m<sup>2</sup> to 4,645m<sup>2</sup>  
(5,000ft<sup>2</sup> to 50,000ft<sup>2</sup>)

- Prime location by Derby train station
- Premier business park location
- Buildings from circa 5,000ft<sup>2</sup>
- Build to suit
- Excellent road accessibility via the A52, A38 and A50



**FOR SALE/TO LET**



Location



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## Location

The site is situated within Derby's premier business park approximately 200 yards from the mainline railway station which provides fast access to London with approximately 1 hour 40 minutes journey time.

The plot is the last opportunity within The Point office development, and the only remaining opportunity on Pride Park for a bespoke new build office. The location offers excellent accessibility to Junction 24 of the M1 and East Midlands Airport via the A50. The A52 links Pride Park to the city centre and to Junction 25 of the M1.

## Pride Park

Pride Park has over 10,000 people working on site each day. Major attraction locations include David Lloyd, Greggs, Subway, Derby County Football Club and conference centre, Seven Restaurant, Nicco's Restaurant and Bar, Tim Hortons, M&S Food and Derby Arena, a 5,000 seat velodrome, leisure and sports facility





Location



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## The Opportunity

Our clients, Cedar House Investments, have an excellent track record in delivering high quality buildings finished to occupier specification. Buildings can be made available from circa 5,000ft<sup>2</sup> to 50,000ft<sup>2</sup> on either a freehold or leasehold basis.

We would be pleased to discuss any potential requirements and illustrate how these can be accommodated on the site.

The Point enjoys an excellent location with the mainline railway station, Pentahotel, Severn Restaurant, Harvester and Holiday Express in close proximity.

## Identity Checks

In order to comply with Anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.





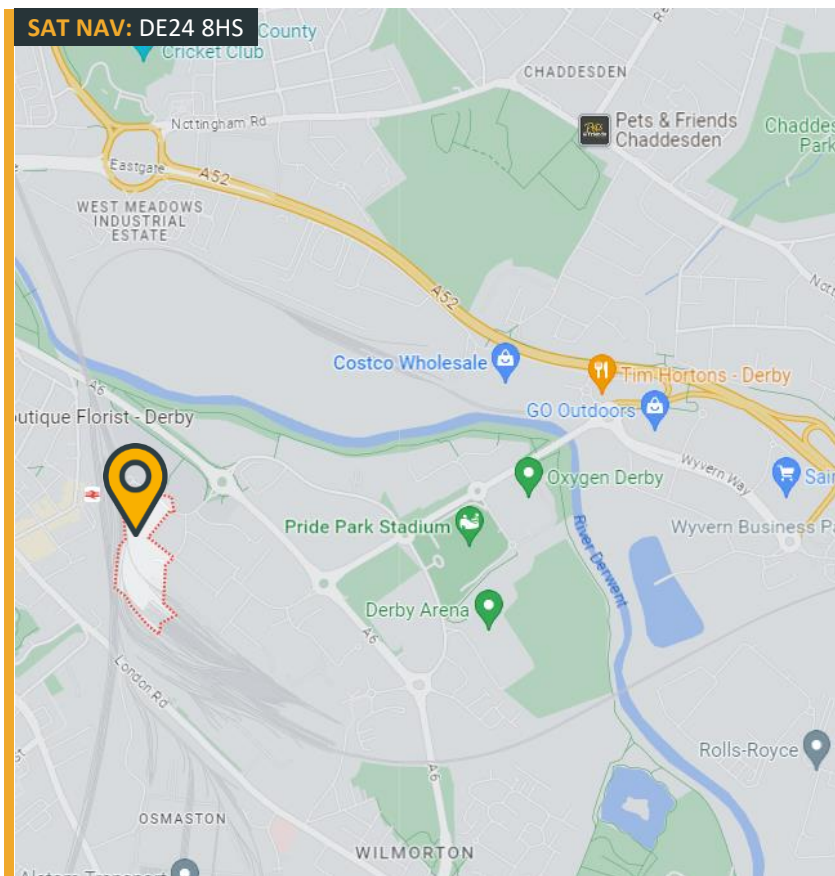
Location



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## Terms

The premises will be available either to purchase freehold or, alternatively, to lease.

Please contact the agents for a customized proposal to suit your requirements.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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