



## OFFICES TO LET AT DERBY'S HISTORIC VERNON GATE

Vernon Gate is the site of Derby's Victorian Gaol, and behind the imposing façade sits a very pleasant modern office development which was completed in 2001. It occupies a convenient location off the inner ring road, and Friar Gate, an arterial road and professional part of the City and has the benefit of generous on-site parking.

FHP Property Consultants have been instructed to market a first and second floor office suite of 1,035ft<sup>2</sup> within St Andrews House which is finished to a good specification including LED lighting, double glazing, perimeter trunking, high speed broadband connection and kitchen areas.

The suite is available to let by way of a new lease on terms to be agreed.

Tim Richardson from FHP Property Consultants comments:

*"Suites of this size are in relatively short supply and Vernon Gate is very conveniently located, within walking distance of all City centre facilities and also readily accessible by car. The building sits within a high quality landscaped and managed environment."*

For further information please contact Tim Richardson at FHP Property Consultants on 01332 343 222 or email [timr@fhp.co.uk](mailto:timr@fhp.co.uk).

---

## Notes to Editors

- FHP is a Midlands based commercial property consultancy with offices in Nottingham and Derby. Its 80 strong team offers a full range of professional and commercial property solutions for clients in the retail, leisure, office, industrial, residential land and investment markets.
- The Company also provides businesses with a full property consultancy service including valuations, rates appeals, compulsory purchase advice with the Company having a strong Property Management Department which manages properties for individuals, corporate and institutions.
- FHP has been involved in some of the largest commercial property deals and developments within the region and works with national operators including Intu Properties Plc and Clowes Developments (UK) Limited.
- FHP is also able to call upon the expertise of its sister residential property Company FHP Living Limited which handles the sales of select properties across Nottinghamshire and the surrounding areas from boutique offices in the Nottingham City Centre and West Bridgford.