



ALL ROADS LEAD TO PENTAGON

FHP Property Consultants are pleased to have been brought in as joint agents alongside Innes England in the marketing of this landmark office building.

Pentagon House occupies a very prominent location fronting Sir Frank Whittle Road (A61) close to the Pentagon Island. This is a major intersection within the City linking the inner ring road, A52, and A61 which in turns leads to the A38 dual carriageway. Road connections in and around the City are therefore excellent, and complemented by the fact that the property has a very high level of car parking, with one space per 185ft².

The suites currently available range from 3,018 - 6,765ft², with additional space coming available later in the year which enables a total of 11,942ft² to be provided.

The space is finished to an excellent standard including recently fitted LED lighting and air conditioning systems. Double glazing, blinds, tea points, showers and wcs are all within the suites, plus comms room and datacabling, separately controllable VRV air conditioning heating and cooling, access control system.

Pentagon House has a manned reception, with informal meeting area, visitor parking, 24/7 access and bike store.

The property is owned by Loxton Developments, who are a privately owned hands on and proactive landlord who maintain a good relationship with their tenants.

Tim Richardson from FHP Property Consultants comments:

"The property was originally built as a headquarters for Williams Holdings and was finished to a very high specification being for their own use. It has since been upgraded by our clients to include superfast broadband, new LED lighting with warranties, new air conditioning systems for each suite and offers a very high quality space ready for occupation. We would encourage any parties looking for space in Derby to take a look at this building and see for themselves the facilities on offer."

For further information please contact Tim Richardson at FHP Property Consultants on 01332 224 857 or 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.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy. To find out more please call:

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