



HIGH QUALITY OFFICE SUITE AVAILABLE ON PRIDE PARK, DERBY

FHP Property Consultants are pleased to bring to the market 38 Royal Scot Road on Pride Park, Derby.

The Property comprises a self-contained modern office suite with an office/meeting room, kitchen and WCs to the ground floor and open plan offices to the first floor, together with kitchen and WC.

The office suite is of a high quality, with the specification including suspended ceiling with recessed lighting, raised access flooring, perimeter trunking and data cabling, signage to the front of the property and six car parking spaces. The property also benefits from views over Pride Park Nature Reserve.

Pride Park is Derby's premier business address. The location offers excellent accessibility to Junction 24 of the M1 and East Midlands Airport via the A50.

The property is available to let on a new lease on an internal repairing basis at a rent of £14,250 per annum. Mairéad Gethings of FHP Property Consultants comments:

"This property presents a great opportunity for a small to medium size enterprise to occupy a self-contained office premises on Derby's premier business park. The accommodation is of high quality and benefits from six car parking spaces to the front and views over Pride Park Nature Reserve. I look forward to speaking with all interested parties."

For further information or to arrange a viewing please contact Mairéad Gethings or Tim Richardson on 01332 343 222.

Notes to Editors

- FHP is a Midlands based commercial property consultancy with offices in Birmingham, 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.
Visit our website: www.fhp.co.uk

To find out more please call:

Nottingham | **Birmingham** | **Derby**
0115 950 7577 | **0121 752 5500** | **01332 343 222**

Nottingham Office
10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office
122-124 Colmore Row | Birmingham | B3 3BD

Derby Office
North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT
