



MODERN SELF CONTAINED FIRST FLOOR OFFICE ON PRIDE PARK – TO LET

FHP Property Consultants are pleased to bring to market this first floor office at 12 Pride Point, Pride Park, Derby.

Pride Park is Derby's premier business address. The location offers excellent accessibility to Junction 24 of the M1 motorway and the East Midlands Airport via the A50. Pride Park is situated immediately south of the A52 dual carriageway, which is one of the city's principal routes connecting Junction 25 of the M1 to the east and also provides a direct link to the neighbouring city of Nottingham. The property is located on Pride Point which is accessed off Pride Parkway, one of the main estate roads off Pride Park.

The property provides high quality first floor office space with its own self-contained entrance, within a two-storey mid terraced office building. The demise comprises 150.76m² (1,623ft²), providing a mixture of open plan and cellular accommodation with a built-in kitchen and disabled WC. The property is well specified including LG3 lighting, suspended ceilings, raised access floors, comfort cooling and double glazing. Additionally, there is on-site parking for 5 vehicles.

Estée Coulthard-Boardman of FHP Property Consultants comments:

"I am delighted to bring this property to market. Pride Point Drive is a modern office development constructed originally by Cedar House Investments and offers high quality office suites in a popular business location. There is an array of great business on the development including Unite the Union, Derby County Community Trust, Exponent International, BSP Consulting, Inchcape Toyota and Lexus. Although the office market has been quiet in recent months, we are beginning to receive enquiries from small office occupiers, and we are confident this will increase further as society begins to open up again. I look forward to speaking with all interested parties."

Should you require any further information or to arrange a viewing then please contact either Estée Coulthard-Boardman on 07917 576 251 / estee@fhp.co.uk or Darran Severn on 07917 460 031 / darran@fhp.co.uk.

ENDS

Estée Coulthard-Boardman

9 April 2021

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