



GRADE A OFFICE PREMISES AVAILABLE TO LEASE ON DERBY'S PREMIER BUSINESS PARK

FHP Property Consultants are delighted to have been instructed to market Edward Lloyd House, Pinnacle Way, Pride Park, Derby. Edward Lloyd House is situated on Pride Park, Derby's premier business address providing excellent access to the A50, A52 and M1 along with Derby train station.

The offices provide high quality self-contained office space fitted to an excellent specification including; air conditioning, suspended ceilings with LED lighting, raised access floors, kitchen area, cycle store, showers, meeting rooms and reception/entrance. In addition, the building benefits from two separate barrier accessed car parks providing 32 marked spaces.

The accommodation is split over ground and first floor totalling 9,700ft² and is available on new lease terms at a rent of £16.50 per ft².

Darran Severn of FHP Property Consultants commented:

"I am pleased to have been instructed to market these offices. Edward Lloyd House is finished to an impressive specification and provides some of the best office accommodation in Derby. Activity in the office market has certainly increased over the last 6 to 8 weeks and I expect this to continue as more businesses return to the office."

If you are contemplating your next office move, please feel free to get in touch and I would be more than happy to talk you through the various available options."

For further information or to arrange a viewing, please contact Darran Severn on 07917 470 031 / darran@fhp.co.uk or Estée Coulthard-Boardman on 07917 576 251 / estee@fhp.co.uk

ENDS

Darran Severn

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