

PENTAGON HOUSE

DERBY DE21 4XA



OFFICE SPACE TO LET
3,747 to 30,000 sq ft

LOXTON DEVELOPMENTS

WHY MOVE TO PENTAGON HOUSE?



If you are looking for a modern building in a city centre location, with excellent parking, close to public transport, take a look at Pentagon House - an impressive four storey office building in Sir Frank Whittle Road with a variety of suites available now.

A building which has at times been occupied by Alstom, Balfour Beatty, Buck, Citibank, NHS, Ultra Electronics, Xerox and currently by Goodrich Technologies and Mott MacDonald.

MARK ROBERTS,
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- LANDMARK BUILDING
- GRADE A OFFICE SPACE
- FIXED SERVICE CHARGE
 - PARKING 1: 198 sq ft
 - 24/7 HOUR ACCESS

WELCOMING STAFFED RECEPTION WITH BREAKOUT SPACE FOR INFORMAL MEETINGS.



HIGH SPEC OFFICES

TYPICAL SUITE

VRV air conditioning heating and cooling
- each fan coil unit separately controllable
- maintenance included in service charge

shower

toilets

disabled wc

LED lights

window blinds



data outlet pods
13 amp outlets

raised access floor

Lossnay fresh air system with
direct intake from outside
- each suite separate



access control



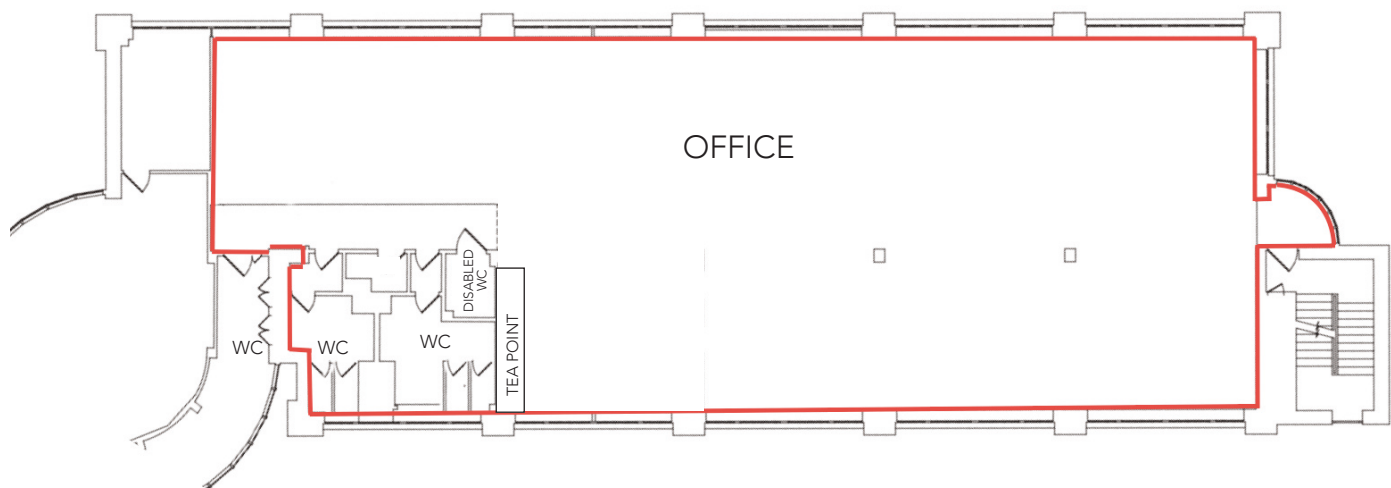
intruder alarm

SPACE AVAILABLE

FLOOR	SUITE	AREA	PARKING
Ground	GA	3919 sq ft	19
Ground	GB	4077 sq ft	20
First	1A	4013 sq ft	20
First	1B	3,770 sq ft	19
First pavilion	1C	786 sq ft	3
Second	2A	4105 sq ft	20
Second	2B	3,747 sq ft	19
Second pavilion	2C	786 sq ft	3
Third	3A	4,058 sq ft	20
Third	3B	Mott MacDonald	
Third pavilion	3C	Goodrich	

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TYPICAL SUITE



DATA CABLING

Many of the suites have data cabling and a comms room which can be reused saving you fit out costs.

FIXED SERVICE CHARGE

Service charges are often a source of concern for tenants.

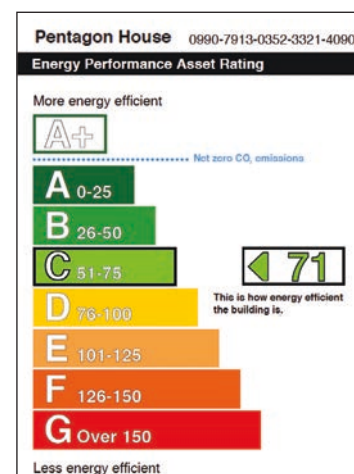
As well as a variable service charge we also offer a fixed service charge (subject to annual RPI increases) so you don't have any risk of being charged for some unexpected problem in the building! You know exactly what your costs will be and can plan ahead on that basis - particularly useful if you have to enter into fixed price contracts yourself. Take your choice!

YOU KEEP CONTROL

- SEPARATE AIR CONDITIONING SYSTEM FOR EACH SUITE
 - you control your environment
- SEPARATE FRESH AIR SYSTEM FOR EACH SUITE
 - with heat recovery
- SEPARATE METERING FOR EACH SUITE
 - you control costs and only pay for what you use
- SEPARATE PAXTON ACCESS CONTROL FOR EACH SUITE
 - you control who accesses your suite
- SEPARATE ALARM ZONE FOR EACH SUITE
 - you control your security
- SEPARATE TOILETS AND SHOWER FOR EACH SUITE
 - for your comfort

SECURITY

There is a high level of security. The building has CCTV and an intruder alarm with audio address system, which along with the fire alarm, are all remotely monitored. The building and suites have Paxton door access control.



STAFF WILL LOVE IT!

Easy access, great parking, bicycle shelters, facilities on the doorstep - everyone likes working at Pentagon House which makes it easier to attract and retain quality staff.

Pentagon House is walking distance to Derby city centre, bus station, cricket ground and the Nuffield Health Centre which includes a swimming pool, gym and cafe.



RACECOURSE PARK



DERBY COUNTY CRICKET GROUND



NUFFIELD HEALTH CENTRE



PLENTY OF PARKING

Probably the best parking of any city centre office block in Derby.

PARKING 1: 198 sq ft



DOWN TO DETAILS

LEASE The suites are available on new leases on terms to be agreed.

TERM Negotiable.

RENT Negotiable depending on lease term and tenant covenant strength.

FIXED SERVICE CHARGE OPTION The service charge can be fixed (subject to annual RPI increases) so you can budget accurately and have no risk associated with the building.

INSURANCE Tenants pay a share of building insurance.

FITTING OUT Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.

BUSINESS RATES Payable by the tenant. Each suite is separately rated.

LEGAL COSTS Each party to be responsible for their own. Simple agreement available for short term arrangements needing immediate occupation.

VAT Payable on all figures quoted.

VIEWING By appointment with the joint letting agents.

SUBJECT TO CONTRACT

OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

Acorn Recruitment
Alfa Lavell
Alstom
Arcus Solutions
ASC Connections
Aspiration Training
Atos
Baqus
Bickerton Brothers
Broadstone Pensions
Carbrey Group
Cavell Nurses Trust
CBRE
Citibank
City Sightseeing
Cleansing Service Group
Colston Media
Controlo Cargo
Cruise.co.uk
Datatech
Direct Source Healthcare

EE
Exactech
Fairway Training
Footprint
Folk Bistro
Geospatial
Goodrich Technologies
H3G
Hi-Light Café
ICS Cool Energy
ICE Creates
Inspired Care Services
Learndirect
Loop Scorpio
Mott Macdonald
Newcross Healthcare
Network Rail
Nick Ferguson Coun-
sulting
NHS Let's Talk
NHS Property Services

Note Machine
Open Range Data Ser-
vices
Optima Health
Orange
Pearson TME
Post Office
Rachel Maclean MP
Salus
Secretary of State
for Housing
Seetec Pluss
Sigma Financial
Slimstock
Southern Football
League
Version 1 Solutions
Victim Support
Vodafone
White Cross Dental
We Buy Any Car

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WHAT OUR TENANTS SAY

"Thank you for being a fantastic landlord over the years and I look forward to taking a look at the Derby property in due course."

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."

"We have arrived and are settling in fast. All has gone well and we thank you for your assistance in that."

I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round."



LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • REDDITCH • SWINDON • WOLVERHAMPTON





NO TRAFFIC JAMS!

Well generally none! Pentagon House is ideally situated for the motorways and being on the dual carriageway avoids all the traffic jams you get with Pride Park and other locations. It is also the right side of the city for the airport and the railway station.

TRAVEL DISTANCES

- Derby railway station 1.7 miles
- East Midlands Airport 14 miles
- J25 M1 8 miles
- J28 M1 15 miles
- Nottingham 15 miles
- Leicester 33 miles
- London 130 miles

MOTORWAYS

10 On the junction of the A52 and A61 - ten minutes to the M1 and half a mile from the city centre.

MODERN, CITY CENTRE OFFICE SPACE

Sir Frank Whittle Road DERBY DE21 4XA

VIEWINGS



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LOXTON



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