

Press Release 2025



SELF-CONTAINED OFFICE ON PRIDE PARK, DERBY AVAILABLE TO LET FROM SEPTEMBER 2025

On behalf of private clients, FHP Property Consultants are delighted to bring to market 38 Royal Scot Road, Derby, DE24 8AJ. The property is situated located on Royal Scot Road, which is accessed off the main A6 (Pride Parkway) at the Derby Audi roundabout. Pride Park is Derby's premier business address with over 10,000 people working at this location every day. The location offers excellent accessibility to Junction 25 of the M1 and East Midlands Airport via the A50.

The property comprises a two-storey modern office building which provides part of the ground floor and all of the first floor. The ground floor provides a small front facing room that can be suitable for an office/ meeting room or storage space. There is also a separate corridor that provides additional storage space, kitchen and WC's. The first floor provides open plan office accommodation with two cellular office rooms, a small kitchen and a W/C.

Pride Park has long been a popular choice for businesses in Derby since it was developed over 25 years ago, and it quickly has become the premier office location in the city. It continues to be the primary choice for the majority of businesses we speak with today and accommodation on Pride Park typically comprises standalone office buildings, ranging in size from 1,000ft² to those well over 20,000ft².

The property is available at a rent of £14,950 per annum.

Corbin Archer of FHP Property Consultants comments:

"There remains very little available stock on Pride Park and as a result we are ongoingly speaking with a number of established businesses that require offices in this location. These offices aren't available until September but given the lack of availability, there is clearly good demand at present due to this shortage in supply. If you are interested please get in touch."

For further information about this site or to arrange a viewing please contact Corbin Archer on 07929 716 330 / corbin.archer@fhp.co.uk.

ENDS

Corbin Archer

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