

First Floor West | Cardinal Square | Nottingham Road | Derby | DE1 3QT

High quality office suite within landmark building benefitting from air conditioning and parking

640m²
(6,893ft²)

- Easy access to ring road, A52 and City Centre
- Open plan office accommodation
- Air conditioning, lift, fibre broadband
- Break out meeting rooms and reception area
- Great natural light with floor to ceiling windows
- On-site parking
- Available to let on new lease terms



TO LET



Location



Gallery



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Location

Cardinal Square is situated in a prominent location, at the junction of the A52 and inner ring road providing excellent access around the City, the M1 at Junction 25 and the A38. The City Centre is a short walk away, with the bus station 10 minutes walk and the mainline railway station 15 minutes walk.

The property is accessed via Old Nottingham Road, which links to the City Centre, inner ring road/A52 and the A61 Sir Frank Whittle Road.

The Property

Cardinal Square is a landmark multi tenanted office building providing high quality office accommodation. The building benefits from two reception entrances and a modern office garden providing excellent break out space for sole use of the tenants.

First Floor West is accessed via the West Point entrance. The accommodation comprises open plan office accommodation with break out meeting rooms and reception area with a kitchen and shared W/C's.

Cardinal Square benefits from; air conditioning, passenger lifts, perimeter trunking, LED lighting, on-site car parking, expandable fibre optic broadband communication, on-site building manager and landscaped quadrangle with recreation areas.





Accommodation

The suite has the following approximate net internal floor area:

First Floor West	m ²	ft ²
Total	640	6,893

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

There are further suites available within Cardinal Square ranging in size up to 640.36m² (6,893ft²). Please contact the agents for further information.

Floor plans are available on request.

Car Parking

The building benefits from a secure private car park with barrier entry. The car parking ratio is approximately 1:500.

Further spaces are available within 200m of the building at an additional cost.



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Service Charge

A service charge is payable for the common facilities. The current service charge budget is £5.80 per ft².

Business Rates

The rates will need to be assessed upon occupation. As a guide the Rates payable are currently in the order of £5.00 per ft² per annum. For further information please contact the agents.

Legal Costs

Each party will be responsible for their own legal and professional fees.

VAT

All figures quoted are exclusive of VAT.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of TBC.



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SAT NAV: DE1 3QT



Terms/Rent

The accommodation is available to let on new lease terms at a rent of:-

£89,609 per annum

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Darran Severn

07917 460 031

darran@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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