

Press Release 2025



PENTAGON HOUSE, DERBY FULLY LET FOLLOWING LATEST 3,747FT² OFFICE LETTING

FHP Property Consultants are pleased to announce that Pentagon House in Derby is now fully let, following the completion of the latest letting.

The well-known and prominent building opposite the county cricket club, is now occupied by six thriving businesses. The Grade A office space and fantastic parking has been a key driver for tenants moving to the building who are looking for a great working environment for their staff and clients.

Darran Severn of FHP Property Consultants comments:

"Pentagon House offers excellent office accommodation and benefits from a central location which has great access to the A52/A38 and is also within a short walk of Derby city centre. The building has been upgraded to suit occupier requirements and as a result is now at full occupancy. Not only that, but we have also seen the headline rent increase by approximately 10% over the last couple of years."

"There continues to be good activity within the office sector in Derby this year with occupiers seeking to relocate to better quality space. We simply require more high-quality stock to place these requirements both on Pride Park and across the city."

John Roberts from Loxton Developments comments:

"We are delighted to let the final suite and welcome a new tenant to Pentagon House. Darran and the team at FHP have, as always, been excellent to work with on this letting."

Pentagon House is a prominent 32,000ft² office building in central Derby, which was built to a high standard in 1989 as the head office for Williams Holdings. In 2011 the property was purchased by Loxton Developments and over the past 15 years the building has been completely refurbished including new plant and raised access floors. The property now provides high quality office accommodation to a number of established businesses.

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The office suites themselves range in size from approximately 3,700ft² to 8,000ft² and comprise open plan accommodation with air conditioning, showers, LED lights, individual W/C's and boast an excellent parking ration of 1 space per 172ft² with the added benefit of 8 EV charging points.

Innes England acted as joint agents alongside FHP Property Consultants on this transaction.

Should you require any further information on this letting, then please contact Darran Severn on 07917 460 031 / darran@fhp.co.uk.

ENDS
September 2025

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