

# Press Release 2025



## 10,000FT<sup>2</sup> OFFICE BUILDING LET ON PRIDE PARK, DERBY BY FHP

FHP Property Consultants are pleased to announce the successful letting of Edward Lloyd House, situated within Derby's premier office park, Pride Park, Derby. Acting on behalf of private clients, FHP have secured a new occupier for the 9,700ft<sup>2</sup> detached office building.

This transaction is the latest of a number of significant office lettings in Derby over the past 3 – 6 months with FHP alone having transacted on 30,000ft<sup>2</sup> plus within that period.

Edward Lloyd House was one of the last office buildings to be built on Pride Park and offers high quality modern office accommodation within a short walk of the train station.

The property has been let on new lease terms for a period of 10 years.

Darran Severn, Director at FHP commented:

*"This is a fantastic letting in Derby. We have been able to start the new lease on the day the previous tenant vacated minimising any void period for our client. In addition, we have secured a new headline rent on Pride Park where over the past 10 years rents have peaked around £16.50 per sq ft. As supply reduces and existing buildings are comprehensively refurbished to provide grade A space, I see further rental increases over the next 12 months.*

*We have seen a lot of movement across the office market in Derby this year and have been involved in some high-profile deals. We are seeing landlords invest in their buildings to improve the quality of the offices that are available, not only enhancing the space but also introducing more breakout rooms, amenity space and enhancing the general presentation of their building."*

For further information on this letting, please contact Darran Severn on 07917 460 031 or [darran@fhp.co.uk](mailto:darran@fhp.co.uk).

ENDS

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