

# THE EXCHANGE

New Grade A Offices  
For Sale/To Let

Pride Park

10,000 - 45,000ft<sup>2</sup>

AVAILABLE TO OCCUPY 2027

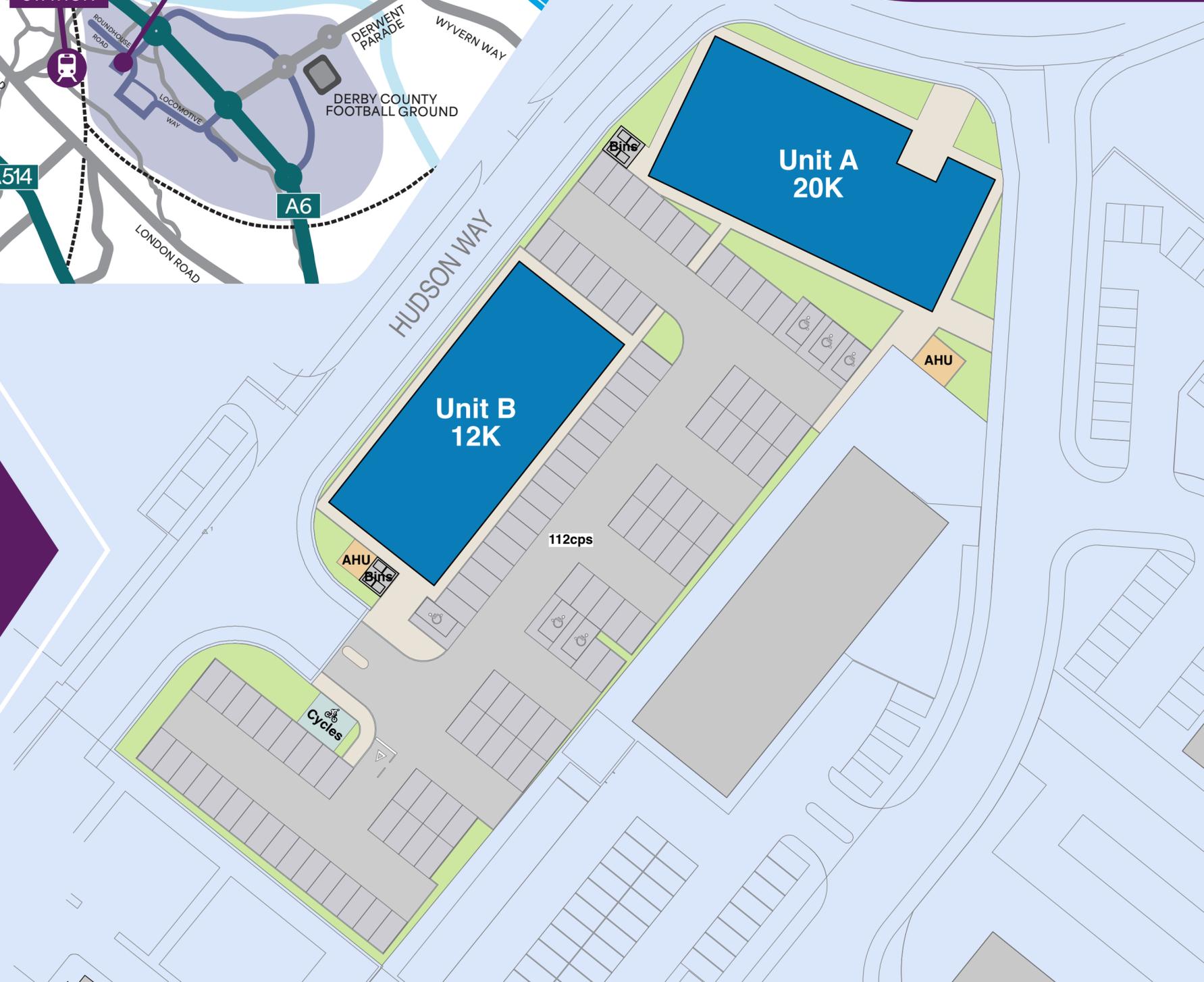


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## Final opportunity at Pride Park - Derby's premier business address

The Exchange will provide the first New Grade A Offices on Pride Park in over a decade. Located in the heart of Pride Park and adjacent to Derby Station, The Exchange will set new standards for sustainability for offices in Derby. Pride Park, one of the UK's most successful Business Parks, is home to numerous established occupiers including Rolls Royce, East Midlands Railways, Severn Trent Water and First Source as well as benefitting from a wide variety of Leisure, Retail and F&B offers.

The site can accommodate office buildings ranging from approximately 10,000 - 45,000ft<sup>2</sup>. Properties are available on either a freehold or leasehold basis.



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## Key features:

- 2 min walk to Derby Station
- Direct links to City Centre (car, bus etc)
- Easy access to/from A52, M1, M42
- A50 provides convenient links to East Midlands Airport
- 13,500 people work at/on Pride Park
- Wide range of complementary facilities: health and fitness amenities, hotels, food and drink
- New Grade A offices built to the latest specification  
EPC: A. BREEAM: Excellent
- Excellent onsite parking (1:350 sq ft)
- Park and Ride on Pride Park



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## Businesses already part of the Pride Park community:

- › David Lloyd Fitness
- › Derby County Football Club
- › Holiday Inn Express
- › Rolls Royce
- › Derby College
- › Miller Homes
- › B&B Hotel Derby
- › M&S Food
- › Travelodge
- › Resonate
- › Seven Restaurant
- › Frankie & Benny's
- › Subway
- › Greggs
- › Everlast Gyms
- › Harvester
- › Hungry Horse
- › Costco
- › Starbucks
- › Velodrome
- › Just Padel
- › And many, many more



## About March Developments

March Developments have delivered over 3 million sq ft of office, roadside, mixed use and industrial space across the Midlands. It's portfolio includes prestigious developments such as Infinity Park, NG2, Trinity House and @ccess 26.

## Contact

For further information please contact the joint agents:



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