



## TWO STOREY OFFICE ON PRIDE PARK AVAILABLE TO LET

FHP are delighted to bring to market Unit 4, 5 and 6 Stadium Business Court, Pride Park, Derby, DE24 8HP.

Pride Park is Derby's premier business address and has over 10,000 people working on the park each day. Major attractions to the location are David Lloyd Health & Fitness, Derby County Football Club and Conference Centre, Seven Restaurant, Greggs, Subway and M&S Food. Pride Park is situated immediately south of the A52 dual carriageway which is one of the City's principal routes connecting Junction 25 of the M1 to the East and also provides a direct link to the city centre. More specifically, the property is located on Millennium Way which is accessed off Derwent Parade at the Pride Park Stadium roundabout.

The property comprises a two-storey self-contained office building. The ground floor accommodation provides a reception area with open plan office accommodation and kitchen and W/C facilities. The first floor provides further open plan office accommodation with meeting rooms, W/C's and a kitchenette. The property is undergoing a refurbishment including recarpeting and replacing the existing lighting and LED panels. The specification includes: air conditioning, suspended ceilings, gas central heating, on-site parking, floor boxes and perimeter trunking.

The property is available on a leasehold basis on new lease terms.

Corbin Archer, Surveyor at FHP Property Consultants comments:

*"There are few circa 4,000ft<sup>2</sup> self-contained office premises on Pride Park which offers office occupiers a rare opportunity in the market, especially considering the average deal size in Derby for 2025 is that size. The property is to be refurbished to a good condition and offers dedicated private entranceway, car parking and a mix of open plan office accommodation with meeting rooms and break out room."*

If you are interested, please contact Corbin Archer on 07929 716 330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk).

ENDS

Corbin Archer

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