



NEW GRADE A OFFICES ON PRIDE PARK, DERBY – AVAILABLE TO OCCUPY FROM 2027

Located in the heart of Pride Park and adjacent to Derby Station, The Exchange will provide the first new Grade A offices in Derby for over a decade. The building will set new standards for sustainability for offices in Derby and the site can accommodate office buildings ranging from 10,000 – 45,000ft² with onsite parking.

Situated on Hudson Way, the site sits just two minutes by foot from Derby Station. Pride Park itself benefits from direct links to the city centre by car and bus and has easy access to the A52, A38 and M1.

The offices are available on a build to suit basis and both leasehold and freehold opportunities are available.

Darran Severn of FHP Property Consultants commented:

“Pride Park is very much Derby’s premier business address and has been the choice for businesses in Derby since it was developed. There remains very little availability on Pride Park, particularly of buildings in excess of 10,000ft. This opportunity gives occupiers a chance to occupy some of the best quality office space across the region with flexibility to either rent or purchase.”

Please do get in touch with us if you are considering your next office move as we would be delighted to discuss this opportunity or others in more detail.”

FHP Property Consultants are working alongside Innes England as joint agents on this instruction.

For further information or to arrange a viewing, please contact Darran Severn on 07917 460 031 / darran@fhp.co.uk or Nick Hosking on 07855 423 458 / nhosking@innes-england.com.

ENDS

Darran Severn
4 March 2026

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