

10 Wardwick | Derby | DE1 1HA

Three storey office building within the heart of Derby city centre

324m²
(3,498ft²)

- Grade I listed building
- Self-contained office premises
- Collaborative working environment
- Ground floor break out space with fitted bar
- High quality office space with meeting rooms and individual pods
- Private entranceway
- Situated within Derby City Centre
- Available on new lease terms
- Rent - £65,000 per annum



TO LET



Location



Gallery



Contact



Location

The premises are well located on The Wardwick which sits within Derby's Cathedral Quarter and is a prime city centre location. The property itself is situated within a short walk of numerous local amenities including the Derbion Shopping Centre, independent and national retail operators and a host of bars and restaurants.

The property links to Derby's inner ring road and subsequently the A38 and A52.

The Property

The property comprises a bespoke three storey, self-contained Grade 1 office building. The ground floor accommodation provides informal break out space with a fully fitted bar. The remaining two floors comprise open plan office accommodation with break out rooms and individual meeting pods, offering a highly collaborative working environment.

The property offers bright and flexible office space with a modern specification. The total specification includes:

- LED lighting
- Comfort cooling
- Exposed ceilings
- Kitchen
- W/C facilities
- Break out rooms
- Individual meeting pods
- Ground floor break out area





Accommodation

The property has the following approximate net internal floor area:

Floor	M ²	FT ²
Ground floor	137	1,474
First floor	90	968
Second floor	98	1,055
Total	324	3,498

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

EPC

The property has an energy performance certificate rating of C(65).

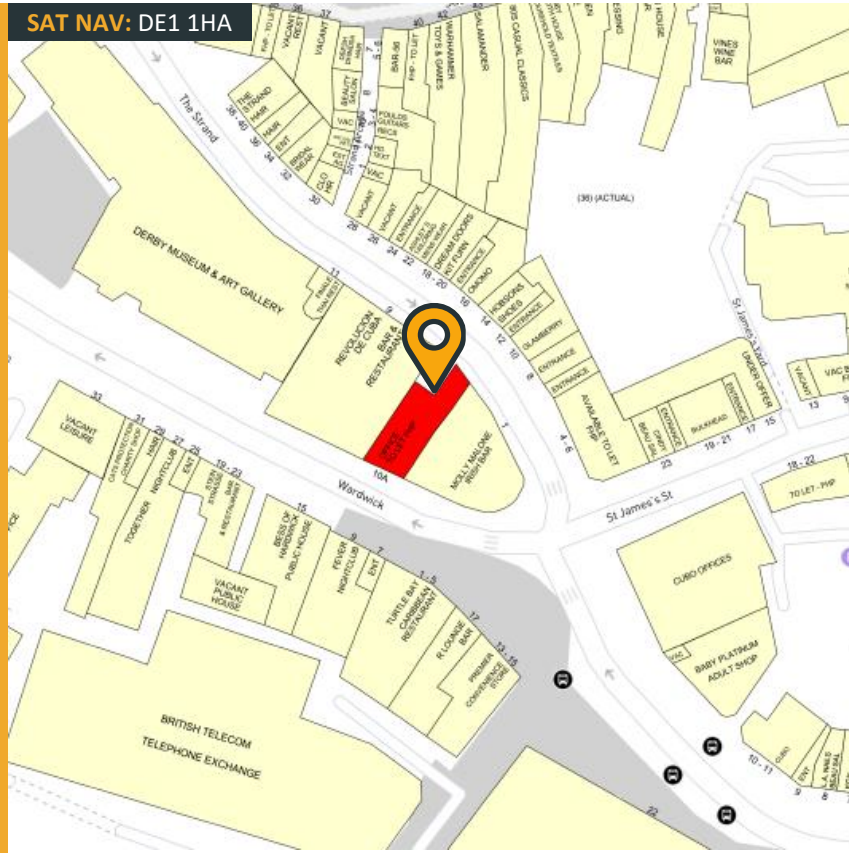
Business Rates

Business rates are available upon request.

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

SAT NAV: DE1 1HA



Rent

The property is available to let by way of new lease terms at a rent of:

£65,000 per annum
(Sixty-five thousand pounds)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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