

25,000FT² SELF CONTAINED OFFICES IN DERBY OFFERING HIGH QUALITY ACCOMMODATION



The office market in Derby has been very consistent over the past ten to fifteen years with much of the office take up being on Pride Park, the prime business park in the city. There is however a limited supply of available office accommodation on Pride Park, particularly above 4,000ft² and as a result take up across the city has increased, with a number of larger deals landing within some of the larger multi-let office buildings.

Typically, the average office transaction size across Derby remains in the region of 4,000ft². Whilst there are a number of larger requirements in the market up to 20/30,000ft², there is simply little availability.

One building that can accommodate such a requirement is Cardinal Square, a multi-let office building which is situated in a prominent location, at the junction of the A52 and inner ring road providing excellent access around the city, the M1 at Junction 25 and the A38.

Cardinal Square is a landmark building providing high quality office accommodation. The building can now offer 25,656ft² as a self-contained office suite spread across four floors with a typical floorplate being 6,800ft². To suit requirements, the floors can be linked with internal staircases and the accommodation can be fitted with a separate private reception entrance. The building also benefits from on site parking, air conditioning, lifts and communal breakout gardens.

The accommodation is available to let on new lease terms.

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Darran Severn of FHP Property Consultants commented:

“Most occupiers in Derby will be aware of Cardinal Square, but I think it is less known that we can offer large self-contained suites within the building. We have the flexibility for businesses to grow within the building and that’s a good benefit when planning for the future. In addition, the location is excellent having direct access to the A52 and being within a 10 minute walk of the city centre.

The landlord has been working on various designs to create a unique self-contained wing which could be fitted to suit individual requirements. We would certainly be delighted to speak with any business who would like to understand the opportunity or view the space.”

Innes England are acting as joint property agents alongside FHP Property Consultants.



Should you require any further information, please contact Darran Severn on 07917 460 031 / darran@fhp.co.uk or Corbin Archer on 07929 716 330 / corbin.archer@fhp.co.uk.

ENDS

Darran Severn
September 2026

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