

Suite 2C Pentagon House | Sir Frank Whittle Road | Derby | DE21 4XA

Modern office suite with quick occupation within walking distance of Derby city centre

71m²
(768ft²)

- Bright accommodation with views of the racecourse and cricket ground
- Air conditioning
- Superfast broadband
- Private meeting room
- Private kitchen
- 24/7 hour access
- Excellent parking
- Great road connections to the A52
- Quick and easy occupation with flexible terms
- To be refurbished
- Rent - £15,000 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

Pentagon House is situated in a highly prominent location just off the A52 at Pentagon Island, fronting both Sir Frank Whittle Road (A61) and Stores Road. The A52 and A61 provide excellent access around the City, the M1 at Junction 25 and the A38.

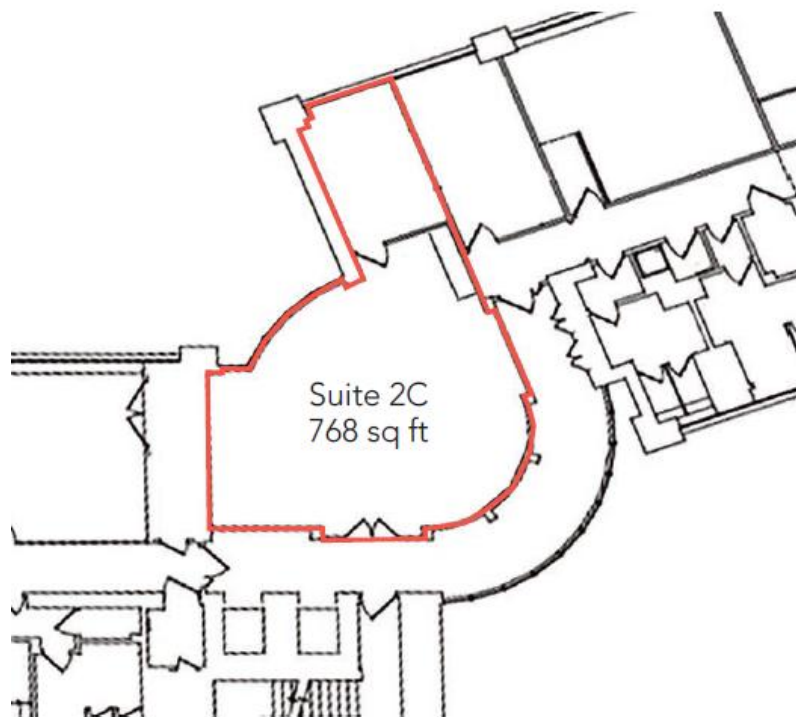
The City Centre is a short 15-minute walk away.

The Property

Pentagon House comprises an impressive four storey building with modern reception. Suite 2C provides good quality office accommodation with private kitchen facilities and a private meeting room. The suite benefits from full length windows providing plenty of natural light into the office.

The specification includes:

- Air conditioning
- Passenger lifts
- Raised access floors
- LED lighting
- On-site car parking
- Fibre optic broadband
- On-site building manager





Accommodation

Suite	m ²	ft ²
2C	71	768

Car Parking

The building benefits from a secure private car park.

Business Rates

For further information please contact the agents.

Legal Costs

Each party to pay their own legal and professional costs incurred with this transaction.

VAT

All figures quoted are exclusive of VAT.

Energy Performance Certificate

A copy of the EPC is available upon request.





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Terms

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

£15,000 per annum

Alternatively the property is available on an all-inclusive licence basis.

Further Information

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

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Darran Severn

07917 460 031

darran@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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