



SUCCESSFUL LETTING AT 38 ROYAL SCOT ROAD, PRIDE PARK, DERBY

FHP Property Consultants are delighted to announce the letting of 38 Royal Scot Road, Pride Park, Derby DE23 8AJ.

38 Royal Scott Road benefits from excellent connections to the M1 and East Midlands Airport via the A50 and A52. The location on Pride Park provides excellent links into Derby City Centre as well as a host of local amenities. Pride Park is Derby's premier business address and has over 10,000 people working on the park each day.

The property forms part of a hybrid style unit and comprises of modern first floor office accommodation with a ground floor entrance, meeting room and reception area. The offices are ready for immediate occupation and benefit from on site parking for 6 cars.

The offices have been let on new lease terms for a period of 5 years at a rent equating to £11.55 per sq ft.

Jamie Gilbertson, Surveyor at FHP Property Consultants comments:

"I am delighted to have completed this letting and I wish the tenant well in their new offices. There is still demand in the market for small conventional office space and this is a great example of that. Of the businesses I am speaking with on a daily basis, they all require clean and creative space which is ready for occupation as soon as possible. It's pleasing to see companies are moving back into the office and away from 5 days a week of "home working".

For further information, please contact Jamie Gilbertson of FHP Property Consultants on (07398 443 828/ jamie.gilbertson@fhp.co.uk).

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