

Press Release 2023



DETACHED OFFICE BUILDING WITH PARKING AVAILABLE TO LEASE ON PRIDE PARK, DERBY

On behalf of private clients, FHP Property Consultants are pleased to offer to market the leasehold interest of 4 Riverside Court, Pride Park, Derby, DE24 8JN.

The property comprises a two storey detached office building extending to approximately 4,208ft² and benefits from excellent parking for up to 16 vehicles. The accommodation provides a mix of cellular and open plan office space and benefits from a reception entrance and a single height roller shutter loading door with ancillary storage space.

The offices are located on Pride Park within a comfortable walking distance of Derby rail station and the Wyvern Retail Business Park.

Darran Severn of FHP Property Consultants comments:

"I am pleased to bring this opportunity to market. We have been experiencing a shortage of good quality available office properties on Pride Park over the last 12 months and I therefore feel this will be well received in the market. The property offers good quality office accommodation in an excellent location and as a result we have already shown a number of seriously interested parties around.

The offices are available by way of a sub-lease for a period of 3 years but a new lease may be available subject to covenant. I look forward to speaking with any interested parties."

For further information or to arrange a viewing, then please contact Darran Severn on 07917 460 031 / darran@fhp.co.uk or Jamie Gilbertson on 07398 443 828 / jamie.gilbertson@fhp.co.uk.

ENDS

March 2023

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

To find out more please call:

Nottingham | **Birmingham** | **Derby**
0115 950 7577 | **0121 752 5500** | **01332 343 222**

Nottingham Office
10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office
122-124 Colmore Row | Birmingham | B3 3BD

Derby Office
North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT