

# Press Release 2024



## KEEP COOL IN YOUR AIR-CONDITIONED OFFICE AT CARDINAL SQUARE, DERBY

FHP Property Consultants are delighted to showcase a modern high quality office suite in Cardinal Square, Derby. The offices provide a great working space for businesses especially with the air-conditioning in this recent summer heat.

Cardinal Square occupies a convenient position just off the A52 which subsequently leads to Junction 25 of the M1 motorway. Derby City Centre is also easily accessible within a 10-minute walk of the offices. They are well located and provide excellent access to regional city centres and the wider country.



The suite comprises 2,271ft<sup>2</sup> which is a prime corner location with floor-to-ceiling windows wrapping around the office. There is lift access up to the suite situated on the first floor. Internally, the office features LED lighting, kitchenette, air conditioning and is also fully fitted out. The space offers open plan offices with two cellular meeting rooms. There is also a reception area upon arrival into the suite.

This office is available to rent on new lease terms for a period to be agreed at a rent of £29,523 per annum.

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

---

Harry Gamble of FHP Property Consultants comments:

*“This suite is in immaculate condition, and it offers the chance for an occupier to have their own space in an established office block with great transport links. The windows in this suite provide great natural sunlight and the office has air conditioning to keep you and your colleagues cool. This particular suite is fully fitted out resulting in a low fit out cost for any occupier which leads to quick access. I look forward to speaking with any interested parties.”*

For further information or to arrange a viewing, then please do not hesitate to contact Corbin Archer on 07929 716 330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk) or Harry Gamble on 07398 443 828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS

August 2024

---

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

<b>Nottingham</b>	<b>Birmingham</b>	<b>Derby</b>
<b>0115 950 7577</b>	<b>0121 752 5500</b>	<b>01332 343 222</b>

**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

---