

Press Release 2025



PRIME OFFICE BUILDING ON PRIDE PARK DERBY AVAILABLE TO LET

On behalf of private clients, FHP Property Consultants are delighted to bring to the market Edward Lloyd House, 8 Pinnacle Way, Pride Park, Derby, DE24 6SZ.

Edward Lloyd House is a high quality two storey detached office building situated on Derby's premier business park. The offices are finished to an excellent specification and extend to approximately 901m² (9,700ft²) including open plan offices, reception, meeting rooms, kitchen and W/C facilities.

The property is available to let on new lease terms at a rent of £175,000 per annum.

Darran Severn of FHP Property Consultants comments:

"I am pleased to place this property on the market. Edward Lloyd House was one of the final buildings to be built on Pride Park and offers high quality accommodation. The accommodation consists of an existing fit out and is immediately available for occupation. It's located conveniently close to Derby train station and other amenities on Pride Park.

Due to a lack of available options, I envisage good interest and am already speaking with a couple of parties, therefore I do not think it will be long before this property is placed under offer."

For more further information or to arrange a viewing, 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
February 2025

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