



**Rigby & Co**  
commercial property

# BRAND NEW OFFICE SITE - DERBY CITY CENTRE



**CATHEDRAL ROAD  
DERBY  
DE1 3PA**

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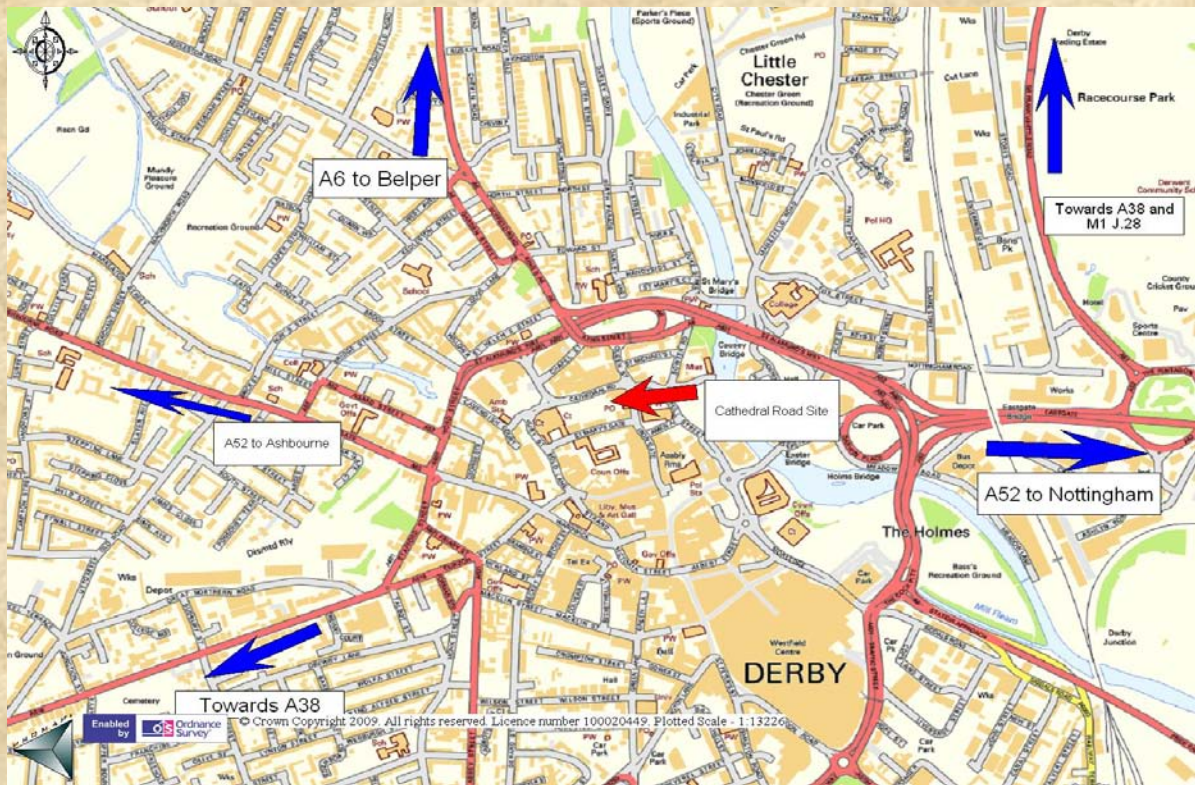


## Background

There has been no office development in Derby city centre for 18 years, and this site offers a very attractive opportunity for businesses wanting high quality office accommodation in the heart of the city centre. The building in terms of internal and external specification, along with being in such a prominent position, will satisfy all the requirements that modern businesses are looking for new office space.

## Location

The site is located on Cathedral Road in Derby city centre, forming part of the Cathedral Quarter district in the city. Derby has a number of attributes, which makes it an excellent place to run and grow a business. It is centrally located, which easy access to many main arterial routes such as the A38, A52, A50 and M1. The city's train station has 35 high speed direct train services to London St. Pancras every day in just one and half hours. Recent studies also show that Derby is one of the highest performing cities in the UK by export and job creation as well as in the high technology sector.



## Accommodation

Ground Floor	3,600 sq ft	(334 sq m)
First Floor	3,600 sq ft	(334 sq m)
Second Floor	3,000 sq ft	(278 sq m)
<b>Total</b> (Net Internal Area)	<b>10,200 sq ft</b>	<b>(947 sq m)</b>

## Description

The development will be of a very high standard and include . The internal specification includes:

- Suspended ceiling and CAT II lighting
- Controlled security system including CCTV entry.
- Comfort Cooling
- Raised floor with electrical floor boxes and CAT V cabling
- Passenger Lift
- Generous on-site car parking is available with the building – details of which are available on request.

## The Next Step?

The premises are available to buy or alternatively to rent on flexible terms either as a whole or floor by floor. For full asking terms and conditions, please contact the agent.

## Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

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