



**Suite 3 3rd Floor East Cardinal Square, Nottingham Road, Derby, Derbyshire  
DE1 3QT**

## **HIGH QUALITY OFFICES**

- ▶ **3,776 sq ft (350.79 sq m)**
- ▶ **Excellent location adjacent the A52**
- ▶ **Manned reception**
- ▶ **On-site parking.**

For enquiries and viewings please contact:



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### Location

Cardinal Square is located on Nottingham Road approximately 0.5 miles from Derby city centre, overlooking the A52, which provides direct access to the M1 J25 and Nottingham.

The Pentagon Island junction with the A61 is within close proximity providing access to the A38.

### Description

Cardinal square is a landmark multi-tenanted office building that is arranged as a quadrangle around a courtyard garden. There is a modern reception, break-out space on the ground floor for use by tenants.

The office accommodation is fitted to a high specification with predominantly open plan suites benefiting from suspended ceilings with LED lighting, air conditioning and fibre optic connectivity to the building.

There are kitchen and w.c. facilities on each floor

Indicative floor plans are available on request.

### Accommodation

|              | Sq M  | Sq Ft |
|--------------|-------|-------|
| <b>Total</b> | 350.8 | 3,776 |

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

### Planning

The premises have consent for Offices falling within Class E (Business, Commerce and Services) of the Use Classed Order 1987. Interested parties are advised to clarify if they require a change of use from the local planning department on 01332 640795

### Tenure

The premises are available by way of lease assignment or potentially a new lease.

### Business Rates

Each suite is separately accessed for business rates - full details on request

### Rent

Rental on application

### Service Charge

The tenant is responsible for a service charge to cover their contribution towards external repairs and upkeep of the common internal and external areas. Full details on request.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: E (111)

### Viewings

Viewings are by appointment with Innes England or our joint agent: Darran Severn - FHP - Tel: 01332 343222

Date Produced: 07-Jan-2025



