

Cardinal Square | Nottingham Road | Derby | DE1 3QT

High quality office suites within landmark building benefitting from air conditioning and parking

103m² – 3,716m²
(1,111ft² – 40,000ft²)

- Easy access to the ring road, A52 and City Centre
- Air conditioning, lift, fibre broadband
- Modern courtyard garden
- 7 minute walk into Derby City Centre
- On-site parking
- Quick & easy occupation
- Available on new lease terms



TO LET



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Location

Cardinal Square is situated in a prominent location, at the junction of the A52 and inner ring road providing excellent access around the City, the M1 at Junction 25 and the A38. The City Centre is a short walk away, with the bus station 10 minutes walk and the mainline railway station 15 minutes walk.

The property is accessed via Old Nottingham Road, which links to the City Centre, inner ring road/A52 and the A61 Sir Frank Whittle Road.

The Property

Cardinal Square is a landmark multi tenanted office building providing high quality office accommodation. The building benefits from two reception entrances and a modern office garden providing excellent break out space for sole use of the tenants.

Cardinal Square benefits from; Air conditioning, passenger lifts, perimeter trunking, LED lighting, on-site car parking, expandable fibre optic broadband communication, on-site building manager and landscaped quadrangle with recreation areas.





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Accommodation

The offices have the following approximate net internal floor areas:

Cardinal Square	m ²	ft ²
Third Floor East Office B	103	1,111
Third Floor East Office C	351	3,776
Ground Floor South	493	5,310
Second Floor North	607	6,530
First Floor East	621	6,683
Second Floor East	639	6,883
First Floor West	649	6,893
Ground Floor North	198	2,142
East Block	2,259	24,322
Third Floor West	649	6,893
Fourth Floor West	619	6,893
Second Floor South	643	6,436

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Floor plans are available on request.



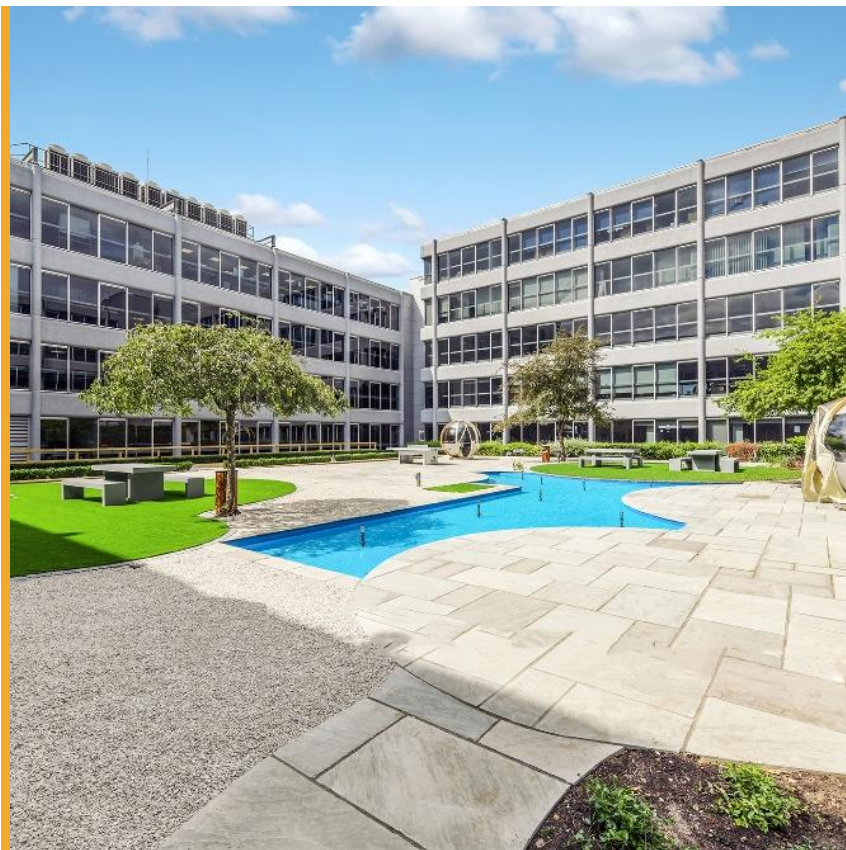
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Car Parking

The building benefits from a secure private car park with barrier entry. The car parking ratio is approximately 1:500.

Further spaces are available within 200m of the building at an additional cost.

Service Charge

A service charge is payable for the common facilities. The current service charge budget is £5.89 per ft².

Business Rates

The rates will need to be assessed upon occupation. As a guide the Rates payable are currently in the order of £5.00 per ft² per annum. For further information please contact the agents.

Legal Costs

Each party will be responsible for their own legal and professional fees.

VAT

All figures quoted are exclusive of VAT.

Energy Performance Certificate

A copy of the offices EPC ratings are available upon request.



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Rent

The offices are available to let by way of a new lease for a period to be agreed at a rent of:-

£11.00 per ft² to £13.00 per ft²

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Darran Severn

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Or contact our joint agent, Innes England - 01332 362 244



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26/05/2026