

PENTAGON HOUSE

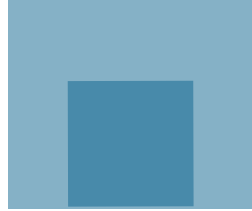
DERBY DE21 4XA



OFFICES TO LET 4,515 sq ft
adjacent suites:

- Suite 2B 3,747 sq ft - 20 parking spaces
- Suite 2C 768 sq ft - 5 parking spaces
- more spaces available

LOXTON DEVELOPMENTS



WELCOME TO PENTAGON HOUSE



MARK ROBERTS
MANAGING DIRECTOR
07740 771621



JOHN ROBERTS
DIRECTOR
07785 273348

If you are looking for a modern building in a city centre location, with excellent parking, close to public transport, take a look at Pentagon House - an impressive four storey office building on Sir Frank Whittle Road.

A building which has at times been occupied by Alstom, Balfour Beatty, Citibank, NHS, Ultra Electronics, Xerox and currently by Clarity Travel, Mott Macdonald, Nimbus, Syntegon, Tetra Tech and Wowcher.

Mark

Mark Roberts, Managing Director



LANDMARK BUILDING
GRADE A OFFICE SPACE
FIXED SERVICE CHARGE
EXCELLENT PARKING
24/7 HOUR ACCESS

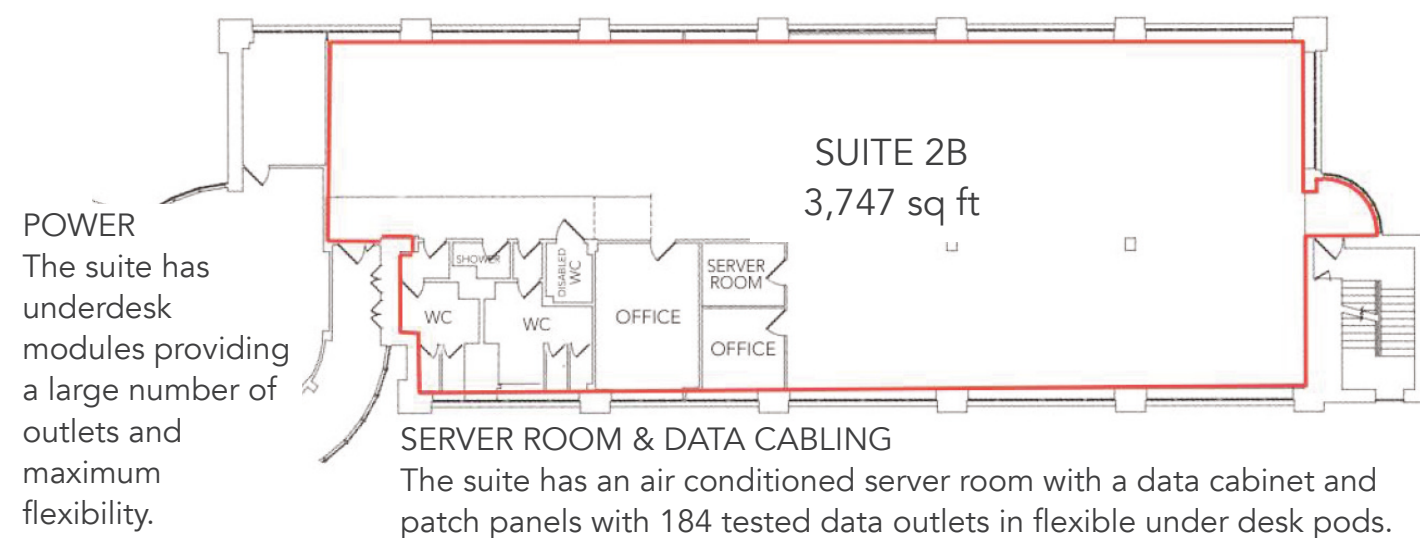


WELCOMING STAFFED RECEPTION WITH BREAKOUT SPACE FOR INFORMAL MEETINGS.

SPACE AVAILABLE 2B & 2C

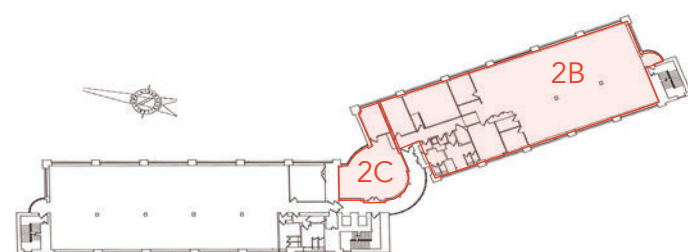
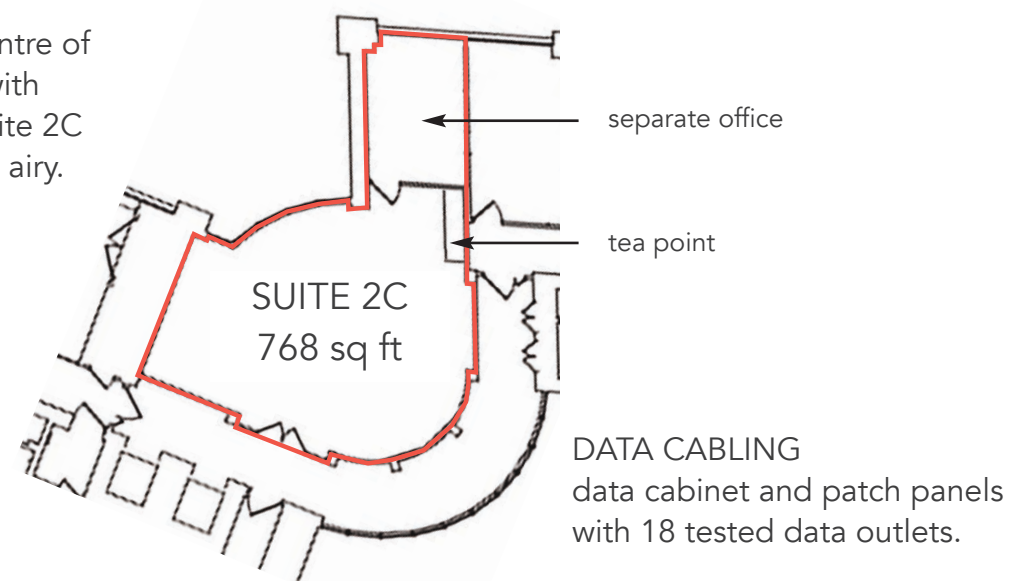
3,747 SQ FT
SUITE 2B

SUITE 2B



SUITE 2C

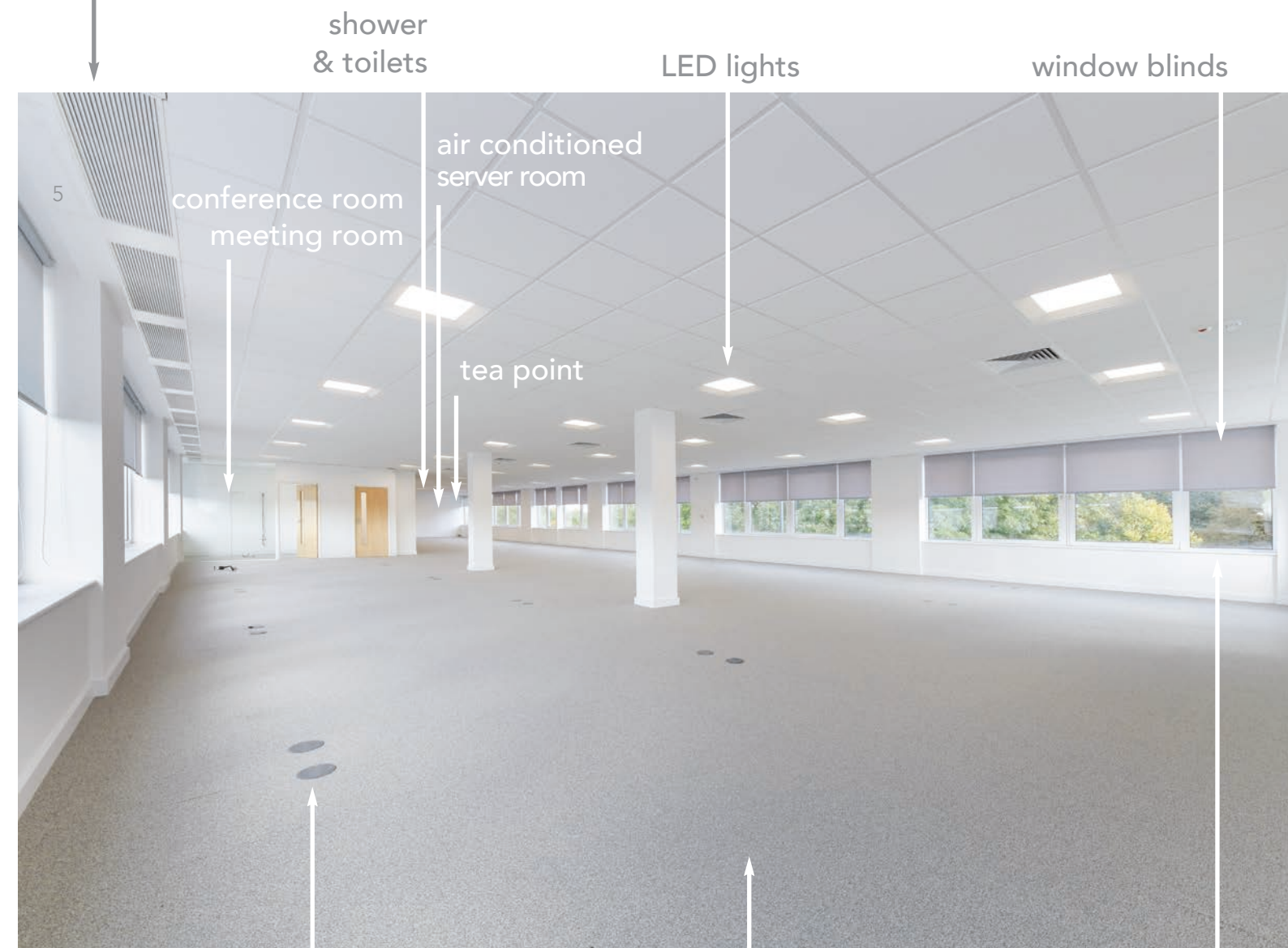
Located on the centre of the second floor with fantastic views, Suite 2C is stylish, light and airy.



- location on second floor
- suites can be linked

FLOOR	SUITE	TENANT
Ground	GA	Wowcher
Ground	GB	Nimbus Disability
First	1A	Clarity Travel
First	1B	Nimbus Disability
First Pavillion	1C	Clarity Travel
Second	2B	3,747 sq ft available
Second Pavillion	2C	768 sq ft available
Third	3A	Tetra Tech
Third	3B	Mott MacDonald
Third Pavillion	3C	Tetra Tech

VRV air conditioning heating and cooling
- each fan coil unit separately controllable
- maintenance included in service charge



data outlet pods
184 data outlets
13 amp outlets

raised
access
floor

fresh air system with direct
intake from outside
and heat recovery
- each suite separate
- super energy efficient



Paxton access
control



intruder alarm

FIXED SERVICE CHARGE

Service charges are often a source of concern for tenants.

We provide a FIXED service charge (subject to annual RPI increases) so you don't have any risk of being charged for some unexpected problem in the building! You know exactly what your costs will be and can plan ahead on that basis - particularly useful if you have to enter into fixed price contracts yourself.

ALL-IN OPTION

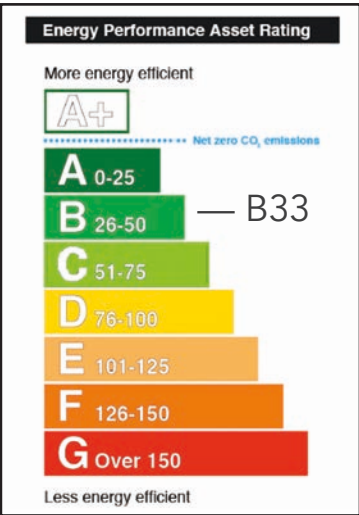
We can provide an all-in licence to include rent, service charge, insurance, dilapidations, for a monthly fee on flexible terms.

YOU KEEP CONTROL

- SEPARATE AIR CONDITIONING SYSTEM FOR EACH SUITE
 - you control your environment
- SEPARATE FRESH AIR SYSTEM FOR EACH SUITE
 - with heat recovery
- SEPARATE METERING FOR EACH SUITE
 - you control costs and only pay for what you use
- SEPARATE PAXTON ACCESS CONTROL FOR EACH SUITE
 - you control who accesses your suite
- SEPARATE ALARM ZONE FOR EACH SUITE
 - you control your security
- SEPARATE TOILETS AND SHOWER FOR EACH SUITE
 - for your comfort

SECURITY

There is a high level of security. The building has a newly installed CCTV system and an intruder alarm with audio address system, which along with the fire alarm, are all remotely monitored. The building and suites have Paxton door access control.



PLENTY OF PARKING - over 210 spaces

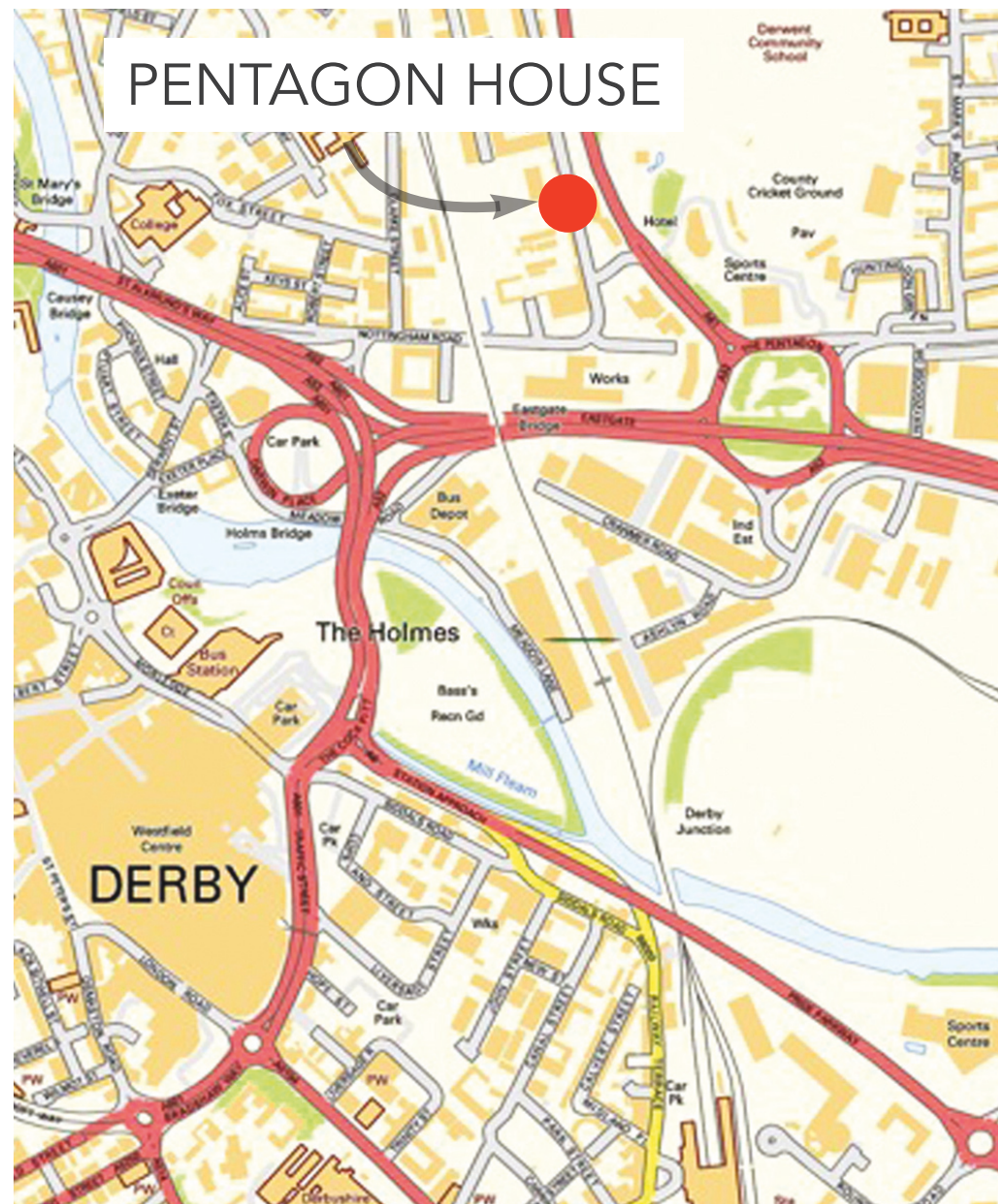


Probably the best parking of any city centre office block in Derby.
All spaces numbered and labelled with tenant company name.



STRATEGIC LOCATION

on the junction of the A52 and A61
- ten minutes to the M1 and half a mile from the city centre



NO TRAFFIC JAMS!

Well generally none! Pentagon House is ideally situated for the motorways and being on the dual carriageway avoids all the traffic jams you get with Pride Park and other locations. It is also the right side of the city for the airport and the railway station.

TRAVEL DISTANCES

• Derby railway station	1.7 miles
• East Midlands Airport	14 miles
• J25 M1	8 miles
• J28 M1	15 miles
• Nottingham	15 miles
• Leicester	33 miles
• London	130 miles

STAFF WILL LOVE IT!

Easy access, great parking, bicycle shelters, facilities on the doorstep - everyone likes working at Pentagon House which makes it easier to attract and retain quality staff.

Pentagon House is walking distance to Derby city centre, the bus station, cricket ground and the Nuffield Health Centre which includes a swimming pool, gym and cafe.



RACECOURSE PARK



DERBY COUNTY CRICKET GROUND



NUFFIELD HEALTH CENTRE



IN GOOD COMPANY WITH LOXTON TENANTS

OUR QUALITY TENANTS

- ABL Health

Active Body Centre

Advita Ortho

Alfa Lavel

Arcus Solutions

ASC Connections

Aspiration Training

Atos

BHM Energy

Bickerton Brothers

BK Plus Accountants

Bowmer + Kirkland

Black & White Bridging

Broadstone Pensions

Carbrey Group

Caretech Community Services

Cavell Nurses Trust

City Sightseeing

Clarity Travel

Cleansing Service Group

Coats Recruitment

Colston Media

Cora Health

Contingency Network

Coventry Building Society

Cruise.co.uk

EE

Evolution Security

Fairway Training

Footprint

Geospatial Insight

Greenslade Taylor Hunt

Goodrich Technologies

H3G

Hi-Light Café

Iconic Media

ICS Cool Energy

ICE Creates

Inspired Care Services

JBA Associates

LivGreen

LKQ Syntec

Loop Scorpio

Meritor (Cummins)

Morgan Sindall

Mott Macdonald

National Gas

Newcross Healthcare

Network Rail

NHS Let's Talk

NHS Property Services

Nimbus

Orange

Pathways for You

Pearson

Post Office

Power On Connections

Priory

Reed Specialist Recruitment

Relating Dots

Relieve Pain Taunton

Renew Counselling

Repure Wellness

Rossano Ferretti

Riaz Law

RPS

Salus

Savino Del Bene

Seetec Pluss

Slimstock

SpaMedica

SRD Technology

Starline Care

Syntegon

Stadium Structures

Stephens Scown Solicitors

Teens in Crisis

TME

The Alongside Charity

Victim Support

VeloxServ

Vodafone

Wanzl

We Buy Any Car

Whitecross Dental

Wowcher



WHAT OUR TENANTS SAY

- “Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated.”
- “We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.”
- “Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.”
- “Both John and yourself have been a pleasure to deal with. You’ll be my first call if any additional office space is needed in the future.”

OFFICE BUILDINGS WITH A PERSONAL TOUCH

OUR QUALITY BUILDINGS

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON





Pentagon House, Sir Frank Whittle Road, Derby DE21 4XA

- LEASE** The suites are available on new leases, on terms agreed or alternatively an all-in option.
- TERM** Negotiable.
- RENT** Negotiable depending on lease term and tenant covenant strength.
- FIXED SERVICE CHARGE** The service charge is fixed (subject to annual RPI increases) so you can budget accurately and have no risk associated with the building.
- PARKING** 25 spaces are included with the leases. More are available to rent on a licence in the Pentagon House car park and also available in Derbyshire Cricket Club next door.

- INSURANCE** Tenants pay a share of building insurance.
- BUSINESS RATES** Payable by the tenant. The suites are separately rated.
- FITTING OUT** Depending on the lease we may be able to handle any partitioning or fitting out required, including broadband and furniture.
- LEGAL COSTS** Each party to be responsible for their own. Simple agreements available for short term arrangements needing immediate occupation.
- VAT** Payable on all figures quoted.
- VIEWING** By appointment with Loxton or the letting agents.
- SUBJECT TO CONTRACT**



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