

# PENTAGON HOUSE

DERBY DE21 4XA



OFFICE SPACE TO LET  
3,747 sq ft

LOXTON DEVELOPMENTS





PENINSULAR HOUSE  
Not Suitable for Remittance  
Pension and Learning Grants  
←



# WHY MOVE TO PENTAGON HOUSE?



MARK ROBERTS,  
MANAGING DIRECTOR  
07740 771621  
mark.roberts@loxtondevelopments.co.uk



JOHN ROBERTS,  
DIRECTOR  
07785 273348  
john.roberts@loxtondevelopments.co.uk

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 in Sir Frank Whittle Road with a variety of suites available now. A building which has at times been occupied by Alstom, Balfour Beatty, Buck, Citibank, NHS, Ultra Electronics, Xerox and currently by Agiito Travel, Coactivation, Mott Macdonald, Nimbus, RPS Environmental and Wowcher.



- LANDMARK BUILDING
- GRADE A OFFICE SPACE
- FIXED SERVICE CHARGE
- PARKING - 20 SPACES for 2B
- 24/7 HOUR ACCESS



WELCOMING STAFFED RECEPTION WITH BREAKOUT SPACE FOR INFORMAL MEETINGS.



# HIGH SPEC OFFICES

## AVAILABLE : SUITE 2B

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



shower

toilets

disabled wc

LED lights

window blinds



conference room  
meeting room

tea point

data outlet pods  
184 data outlets  
13 amp outlets

air conditioned  
server room

raised  
access  
floor

Lossnay fresh air system with  
direct intake from outside  
- each suite separate  
- super energy efficient



access control



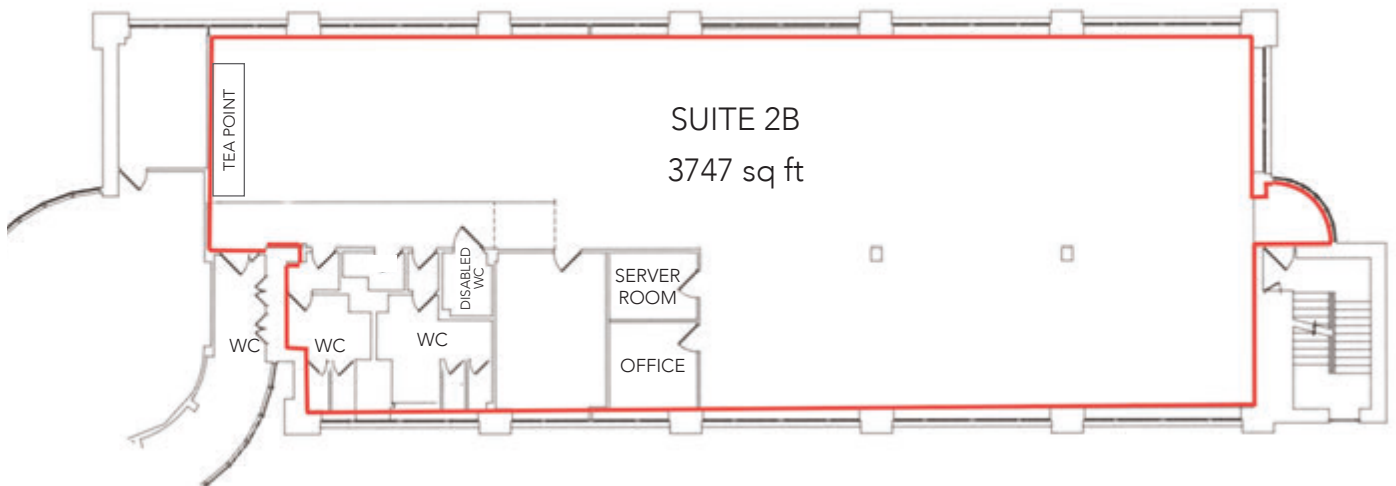
intruder alarm

# SPACE AVAILABLE

FLOOR	SUITE	AREA/TENANT	PARKING SPACES
Ground	GA	Wowcher	
Ground	GB	Nimbus Disability	
First	1A	Agiito	
First	1B	Agiito	
First pavilion	1C	Agiito	
Second	2A	Agiito	
Second	2B	3747 sq ft	20
Second pavilion	2C	Coactivation	
Third	3A	RPS	
Third	3B	Mott MacDonald	
Third pavilion	3C	RPS	

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## TYPICAL SUITE



## POWER

The suite has under desk modules providing a large number of power outlets and maximum flexibility.

## SERVER ROOM and DATA CABLING

The suite has an air conditioned server room with data cabinet and patch panels. There are 184 tested data outlets in flexible under desk pods.

# FIXED SERVICE CHARGE

Service charges are often a source of concern for tenants.

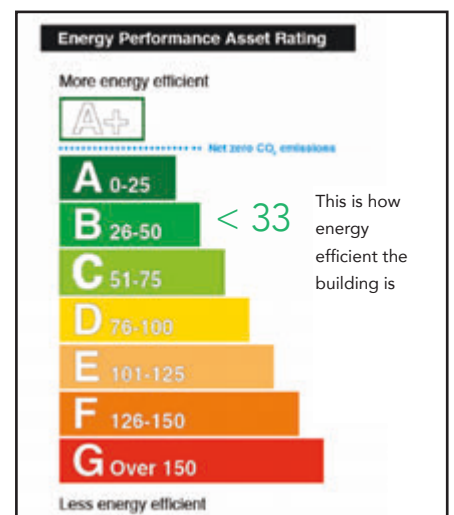
We provide a FIXED service charge (subject to annual RPI increases) so you don't have any risk of being charged for some unexpected problem in the building! You know exactly what your costs will be and can plan ahead on that basis - particularly useful if you have to enter into fixed price contracts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

## 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 CCTV 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.





# 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, 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



# PLENTY OF PARKING

Probably the best parking of any city centre office block in Derby.

## PARKING 1: 198 sq ft



## DOWN TO DETAILS

**LEASE** The suite is available on a new lease on terms to be agreed.

**TERM** Negotiable.

**RENT** Negotiable depending on lease term and tenant covenant strength.

**FIXED SERVICE CHARGE OPTION** The service charge is fixed (subject to annual RPI increases) so you can budget accurately and have no risk associated with the building.

**INSURANCE** Tenants pay a share of building insurance.

**PARKING** 20 spaces are included with the lease. More may be available to rent on a licence and are also available at Derbyshire Cricket Club next door.

**FITTING OUT** Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.

**BUSINESS RATES** Payable by the tenant. The suite is separately rated.

**LEGAL COSTS** Each party to be responsible for their own. Simple agreement available for short term arrangements needing immediate occupation.

**VAT** Payable on all figures quoted.

**VIEWING** By appointment with the joint letting agents.

**SUBJECT TO CONTRACT**



# OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

ABL Health	EE	Pacific Solutions
Active Body Centre	Eleven Views	Pearson
Agiito	Exactech	Post Office
Alfa Lavell	Fairway Training	Power On Connections
AHV UK	Footprint	Relating Dots
Arcus Solutions	Geospatial Insight	Renew Conselling
Ardes Resourcing	Greenslade Taylor Hunt	Rossano Ferretti
ASC Connections	Goodrich Technologies	Riaz Law
Aspiration Training	H3G	RPS
Atos	Hi-Light Café	Salus
BHM Energy	ICS Cool Energy	Savino Del Bene
Bickerton Brothers	ICE Creates	Seetec Pluss
Broadstone Pensions	Inspired Care Services	Sigma Financial
Carbrey Group	JBA Associates	Slimstock
9 Caretech Community Services	Julian House	SpaMedica
Cavell Nurses Trust	Loop Scorpio	SRD Technology UK
CBRE	Mott Macdonald	Teens in Crisis
City Sightseeing	Newcross Healthcare	TME
Cleansing Service Group	Network Rail	Version 1 Solutions
Coactivation	NHS Let's Talk	Victim Support
Colston Media	NHS Property Services	VeloxServ
Connect Health	Nimbus	Vodafone
Contingency Network	Note Machine	White Cross Dental
Coventry Building Society	Optima Health	We Buy Any Car
Cruise.co.uk	Orange	Wowcher
Direct Source Healthcare		



## WHAT OUR TENANTS SAY

"Thank you for being a fantastic landlord over the years and I look forward to taking a look at the Derby property in due course."

"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 are settling in fast. All has gone well and we thank you for your assistance in that."

I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round."



# LOXTON DEVELOPMENTS

## OFFICE BUILDINGS WITH A PERSONAL TOUCH

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







PENTAGON HOUSE, SIR FRANK WHITTLE ROAD, DERBY DE21 4XA



## 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

## MOTORWAYS

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

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DARRAN SEVERN 07917 460031  
darran@fhp.co.uk



NICK HOSKING 07855 423458  
nhosking@innes-england.com



MARK ROBERTS 07740 771621  
mark.roberts@loxtondevelopments.co.uk



JOHN ROBERTS 07785 273348  
john.roberts@loxtondevelopments.co.uk

Loxton Developments Ltd, PO Box 2891, Kineton CV35 0YN • 01926 640606 • www.loxtondevelopments.co.uk