

# CARDINAL SQUARE – Nottingham Road – Derby – DE1 3QT



- Excellent Quality Air Conditioned Offices
- Newly refurbished
- Suites available from 1,100 to 13,766 sq ft
- Serviced offices available from 400 sq ft
- Easy access to ring road, A52/A61 and city centre
- Modern courtyard garden
- Break-out space for tenants use
- On-site parking



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## Location

Cardinal Square is situated in a strategic position overlooking the Pentagon Roundabout junction with the A52/A61 and inner ring road, with M1 J25 within a 10 minute drive time.

The city centre is within walking distance, with the bus station 10 minutes and train station approximately 15 minutes.

The property is accessed via Nottingham Road.

## The Property

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
3 <sup>rd</sup> Floor East B	103.2	1,111
3 <sup>rd</sup> Floor East A	131.36	1,414
1 <sup>st</sup> Floor South	210.97	2,271
2 <sup>nd</sup> Floor East	639.43	6,883
2 <sup>nd</sup> Floor West	640.35	6,893

The 2<sup>nd</sup> floor suites could be combined to provide 13,776 sq ft.

In addition there are serviced offices available on easy in – easy out terms from 400 – 1,000 sq ft.

## Car Parking

There is a secure car parking with barrier entry. Spaces area available at a ratio of 1:500. Further parking is available within 200m at an additional cost.

## Terms

The accommodation is available on a new full repairing and insuring lease for a term to be agreed.

## Service Charge

There is a service charge for the common facilities. The current figure is £6.50 per sq ft.

## Business Rates

The rates will need to be reassessed on occupation although an indication of rates payable is currently £5.00 per sq ft.

## Rental

£13.00 per sq ft plus VAT, service charge and business rates

## VAT

We understand VAT is payable.

## EPC

A copy of the energy performance certificate is available on request.

## Legal Costs

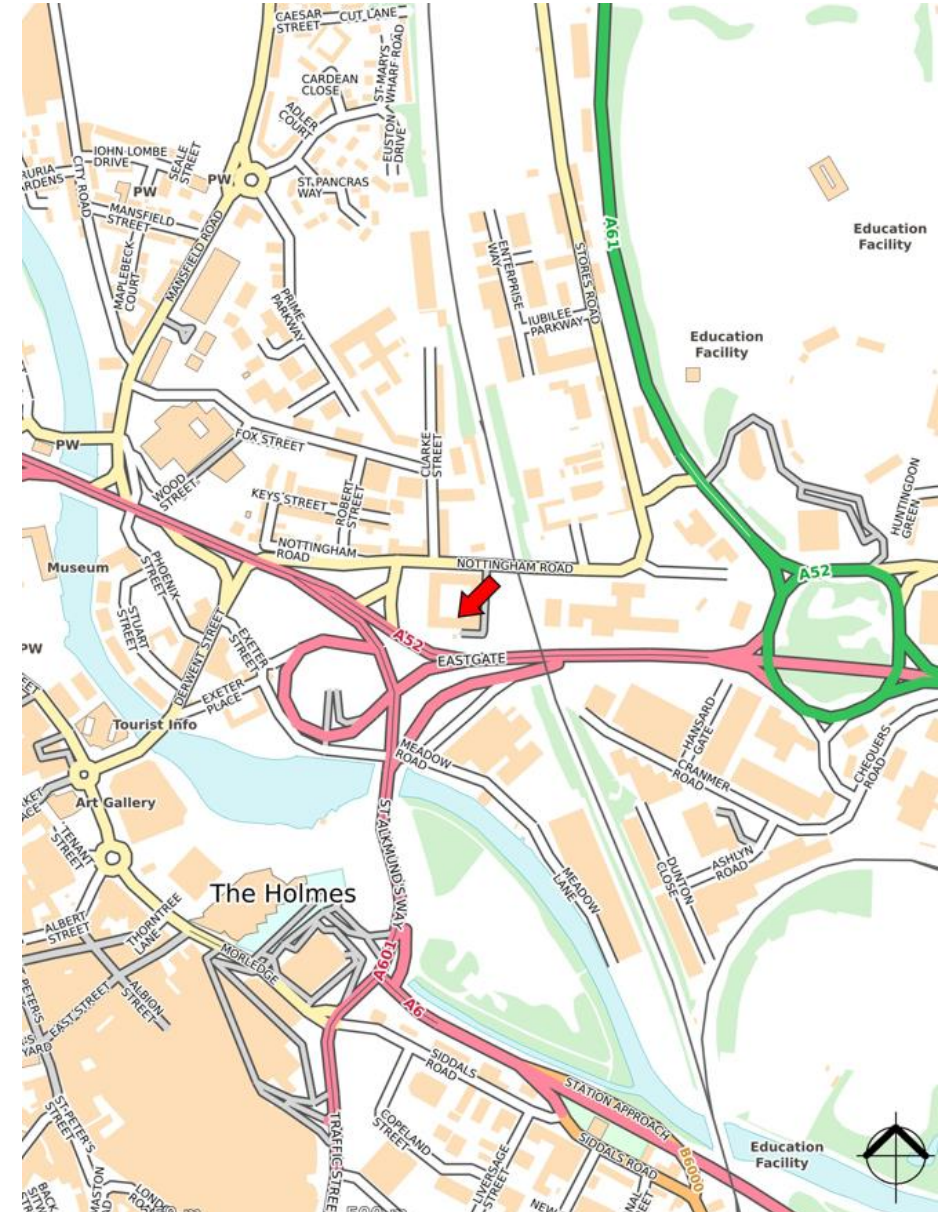
Each party to pay their own costs.

## Viewings

Viewings are strictly by prior appointment through Innes England or our Joint Agents – FHP 01332 343222.



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