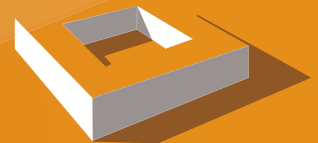


Cardinal Square

Very high quality landmark offices to let

From 3,000 sq ft to 50,000 sq ft (278 sq m - 4645 sq m)



cardinal square
Derby DE1 3QT

This recently refurbished landmark office building is ideally located, combining excellent road connectivity, yet just five minutes walk from Derby City Centre and the new Cathedral Quarter. Tenants include a range of leading public and private sector organisations. Quality space is now available from 278 sq m - 4645 sq m (3,000 sq ft - 50,000 sq ft).



Cardinal **square**



Location

Cardinal Square is one of Derby's most recognisable headquarters office buildings and sits at the intersection of the A61 and A52 on the eastern side of Derby's Inner Ring Road. Junction 25 of the M1 is just 10 minutes away, with East Midlands Airport approximately 15 minutes drive from Cardinal Square via the new A50 link.

Cardinal Square is very accessible for public transport users – Derby Midland Railway Station is approximately 15 minutes walking distance, with an excellent service to many key UK destinations including a rapid 1hr 30mins service to London St Pancras International.

A number of large commercial car parks are located close by.



Derby - Economic Profile

Derby is home to global brands including Rolls Royce, Bombardier, Westfield, Citibank and Toyota. Derby has an economy that balances high technology, financial services and retail alongside the public sector. Derby is England's fastest growing city for wealth creation in growth by GVA.

Derby is currently undergoing a massive physical transformation with more than £2 billion of regeneration work currently taking place across the city.



Description

The building is set around a central quadrant, and comprises four inter-connecting blocks, each arranged on four and five floors, and has expandable fibre optic, broadband voice, fax, data and internet communications. In recent years the building has been comprehensively refurbished to provide a very high quality environment for both public and private sector occupiers.



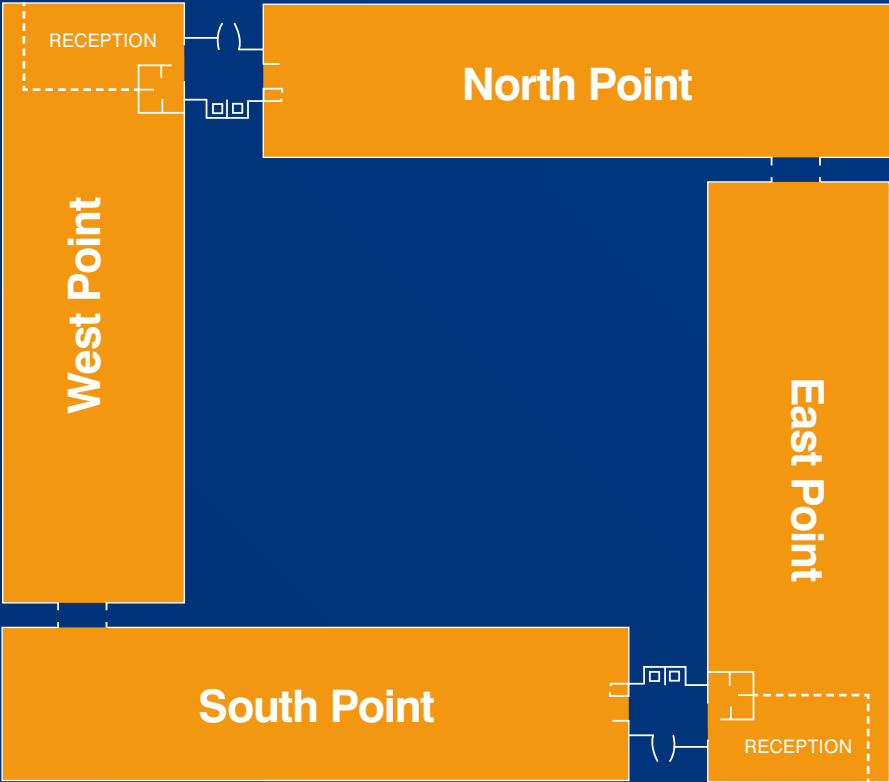


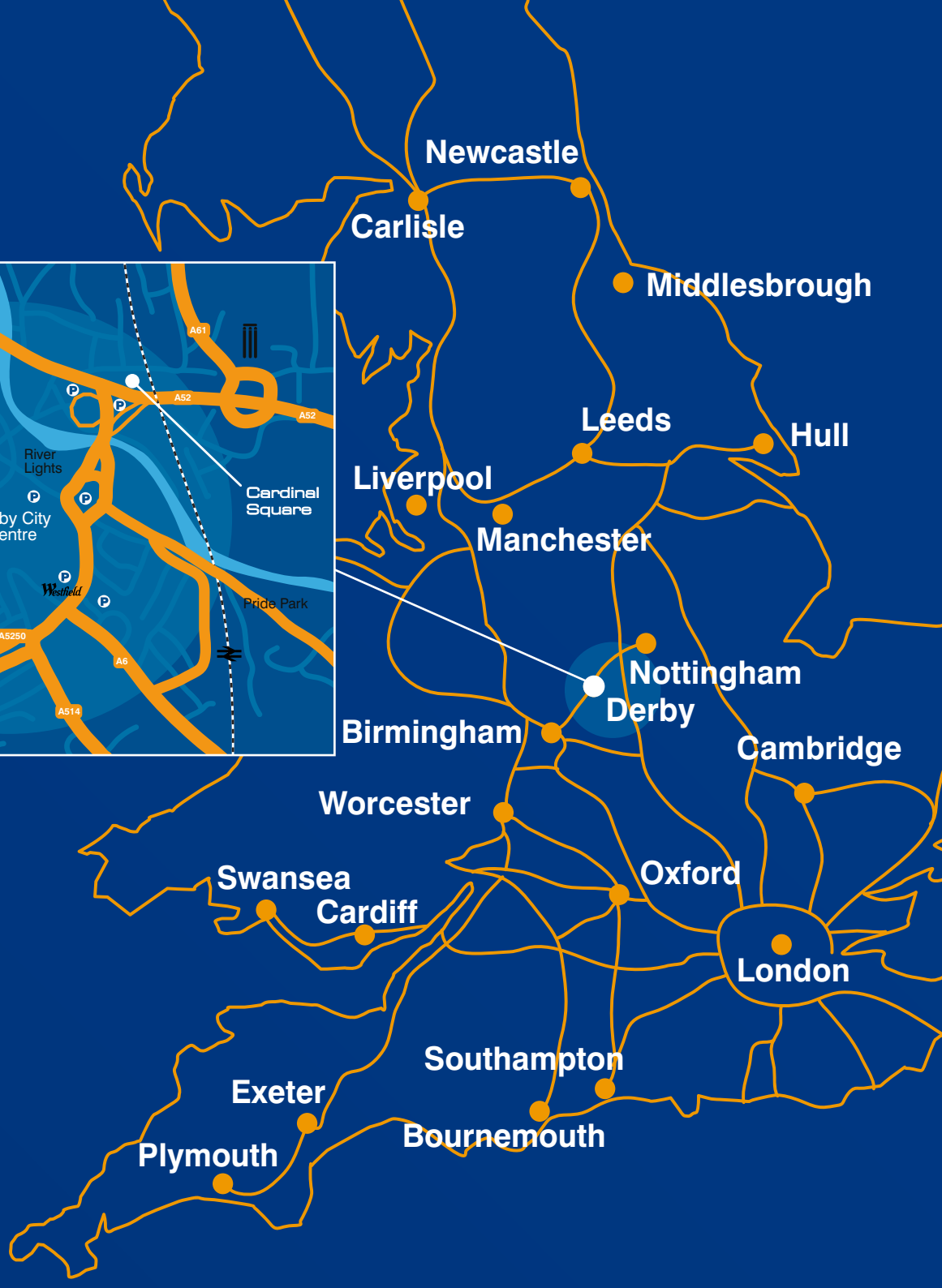
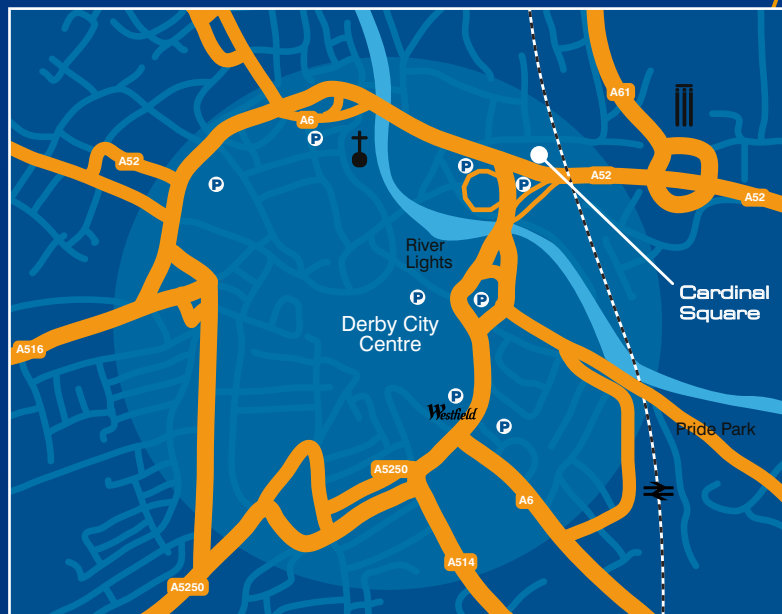
Features

- Modernised external façade
- Full lift access
- Air conditioning
- Perimeter/underfloor trunking
- LG7 compliant lighting
- High quality internal refurbishment
- On-site car parking to a ratio of 1:46 sq m (1:500 sq ft)
- Landscaped quadrangle, featuring staff recreation areas
- Expandable fibre optic broadband communications
- On-site Centre Manager

Accommodation Availability

Please refer to the Schedule of Accommodation in the attached letter.





VIEWING

Strictly by appointment



www.cardinal-square.com

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