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**Cardinal Square | Nottingham Road**  
**Derby | DE1 3QT**

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## **High quality landmark offices providing space from one desk to 500 people**

**17m<sup>2</sup> - 4,576m<sup>2</sup> (183ft<sup>2</sup> – 49,255ft<sup>2</sup>)**



- **Prominent and accessible location**
- **Easy access to ring road, A52 and City Centre**
- **Well specified office space**
- **Air conditioning. Lift. Fibre broadband.**
- **On-site parking**
- **Range of suites and sizes available**



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**To Let**

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## Location

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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

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A landmark building, Cardinal Square benefits from:

- Air conditioning
  - Passenger lifts
  - Perimeter/under floor trunking
  - LED/LG7 compliant lighting
  - On-site car parking
  - Expandable fibre optic broadband communication
  - On-site building manager
  - Landscaped quadrangle with recreation areas
  - Low service charge
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## Accommodation

The property offers complete flexibility, with space ranging from a serviced office provision (coming shortly) to part or full floors.

Cardinal Square can accommodate from one room to 49,255ft<sup>2</sup> so whatever your requirement please contact the agents for a tailored proposal.

## Terms

The accommodation is available to let at competitive rents. Please contact the agents for further details.

## Service Charge

A service charge is payable for common facilities.

## Business Rates

Rates payable are currently in the order of £5 per sq ft per annum depending on size.

For further information please contact the agents.

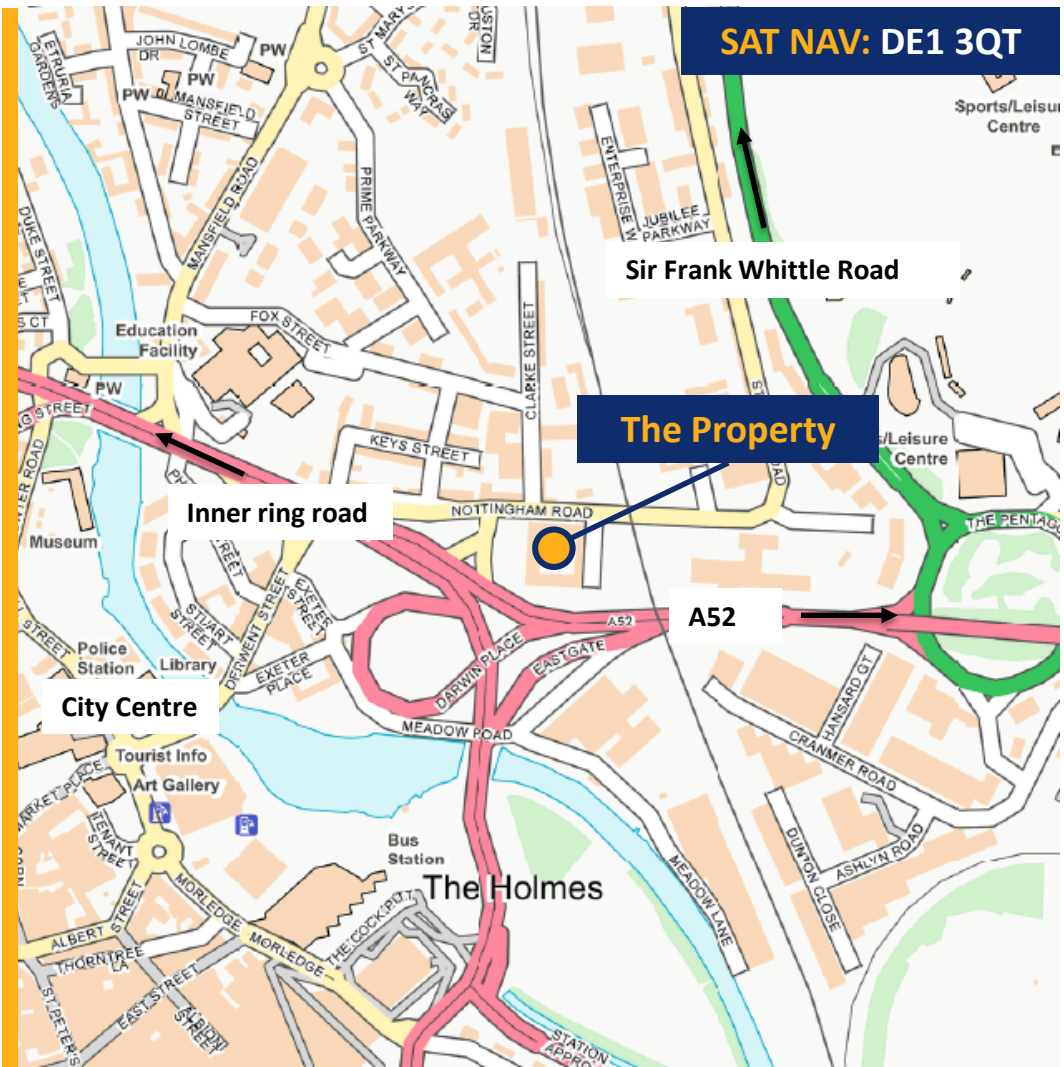
## VAT

All figures quoted are exclusive of VAT.

## Energy Performance Certificate

To be confirmed.

**SAT NAV: DE1 3QT**



**For further information or to arrange to view please contact:**

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