

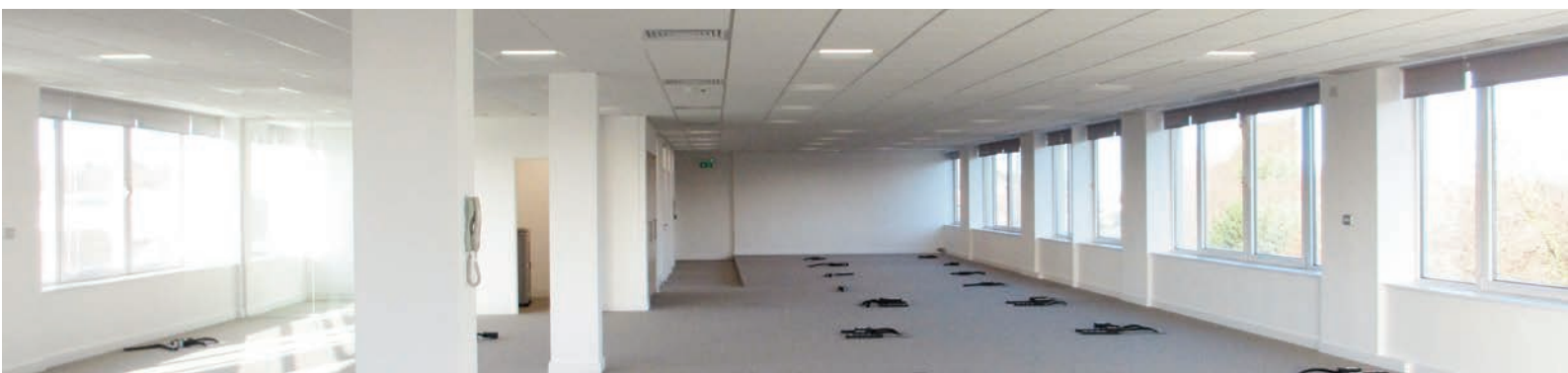
PENTAGON HOUSE

DERBY

DE21 4XA



OFFICE SPACE TO LET
3,018 to 11,942 sq ft



LOXTON DEVELOPMENTS

WINNING TEAM



- LANDMARK BUILDING
- GRADE A OFFICE SPACE
- FIXED SERVICE CHARGE
 - PARKING 1: 185 sq ft
 - 24/7 HOUR ACCESS

- SUPERFAST BROADBAND available
- TOP QUALITY TENANTS

- CURRENTLY AVAILABLE 3,018 to 6,765 sq ft

with additional space up to 11,942 sq ft from later in 2019

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SPACE AVAILABLE NOW

Location	Suite	Area (sq ft)
Second Floor South	2B	3,747
Third Floor South	3B	3,018

WHY MOVE TO PENTAGON HOUSE?



If you are looking for an impressive modern building in a brilliant city centre location, with parking, which is close to public transport and accessible for the disabled take a look at Pentagon House - an impressive four storey, 32,000 sq ft office building in Sir Frank Whittle Road with a variety of suites available from 621 sq ft.

You'll be in good company with longstanding quality tenants including Alstom, Citibank, Xerox, Infomill and United Technologies (Chubb).

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



THE LOXTON HEAD OFFICE TEAM
ALWAYS READY TO HELP • 01926 640606

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WELCOMING STAFFED RECEPTION WITH BREAKOUT SPACE FOR INFORMAL MEETINGS.



HIGH SPEC OFFICES TYPICAL SUITE



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



new Cree LED lights with 10 year warranty

window blinds

raised access floor

data outlet pods

13 amp outlets



access control



intruder alarm

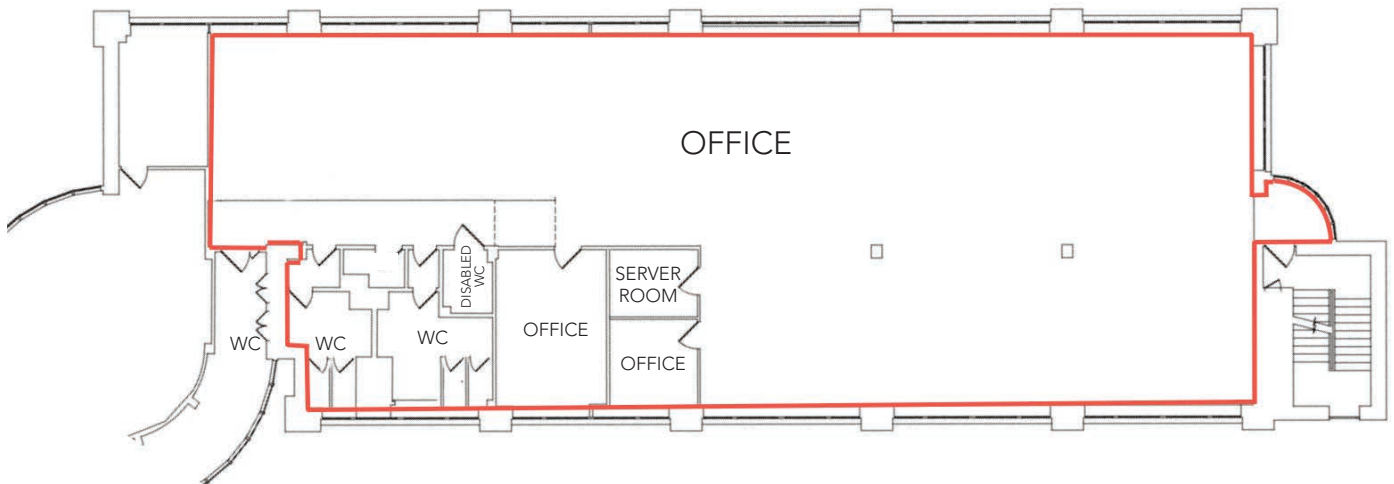
SPACE AVAILABLE : 2019

Suite 2B

Second floor south wing 3,747 sq ft

19 car parking spaces

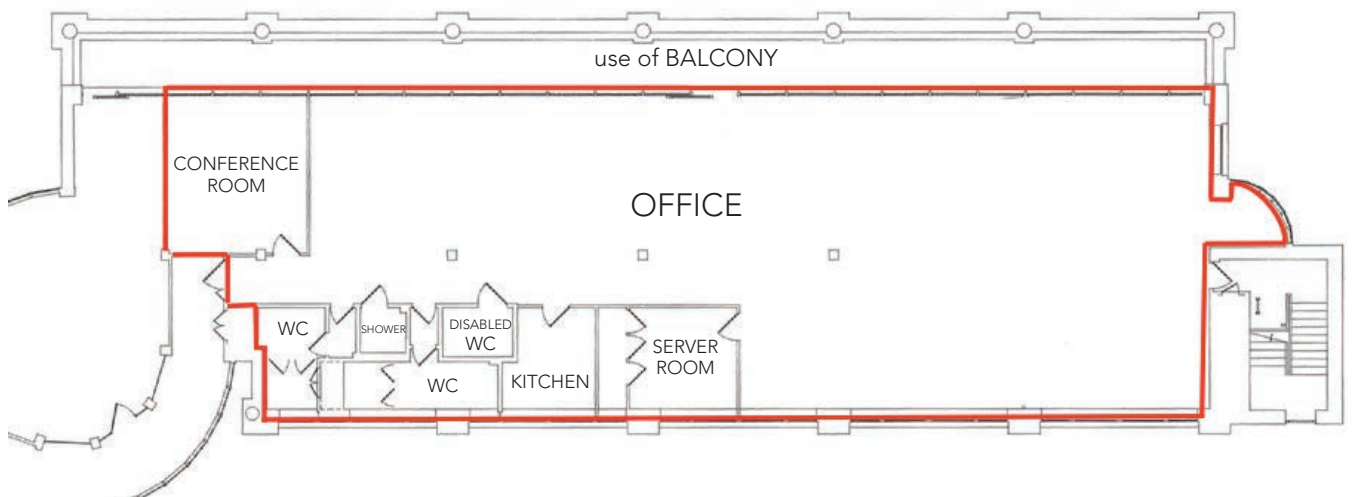
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Suite 3B

Third floor south wing 3,018 sq ft (excluding balcony)

16 car parking spaces



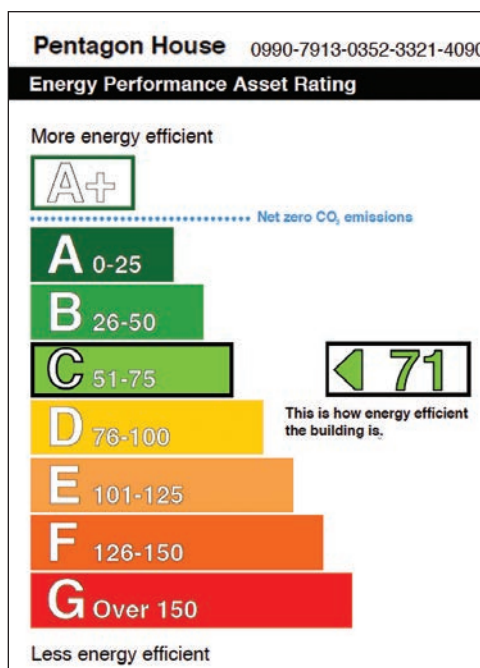
FIXED SERVICE CHARGE

Service charges are often a source of concern for tenants.

We offer 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 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



WALKING DISTANCE TO ...



DERBYSHIRE COUNTY CRICKET GROUND

STAFF WILL LOVE IT!

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



NUFFIELD HEALTH AND FITNESS AND WELLBEING GYM

Pentagon House is walking distance to Derby city centre, bus station, cricket ground and the Virgin Active health centre.

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CITY CENTRE AND BUS STATION

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 door access control.



WONDERFUL VIEWS, SUITES AND PAVILIONS



Windows all round mean not only wonderful views of Derbyshire County Cricket Ground and Racecourse Park but also mean the space is light and airy and can be partitioned up as you require.





PLENTY OF PARKING

Probably the best parking of any city centre office block in Derby! We have 179 spaces for the building as a whole.

PARKING 1: 185 sq ft



179 spaces

OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

ABC Teachers

Acorn Recruitment

Alfa Lavell

Alstom

Arcus Solutions

Aspiration Training

Assistive Partnership

Atos

Baqus

Bickerton Brothers

Carbrey Group

Cavell Nurses Trust

CBRE

Citibank

City Sightseeing

Cleansing Service Group

CJM Software

Colston Media

Conduent

Controlo Cargo

Cruise.co.uk

Datatech

Easy Fundraising

EE

Exactech

Fairway Training

Footprint

G-Doc

Geospatial

Gloucester GP
Consortium

Gloucestershire
Counselling

H3G

Human Support Group

ICS Cool Energy

ICE Creates

Infomill

Learndirect

Loop Scorpio

MPM Insurance

Newcross Healthcare

Network Rail

NHS

Note Machine

Open Range

Optima Health

Orange

Post Office

Quattro Pensions

Rachel Maclean MP

Salus

Sigma Financial

Slimstock

Southern Football
League

Stratstone

The Support Group

Pluss

Pearson

United Technologies

Victim Support

Vodafone

White Cross Dental

Xerox

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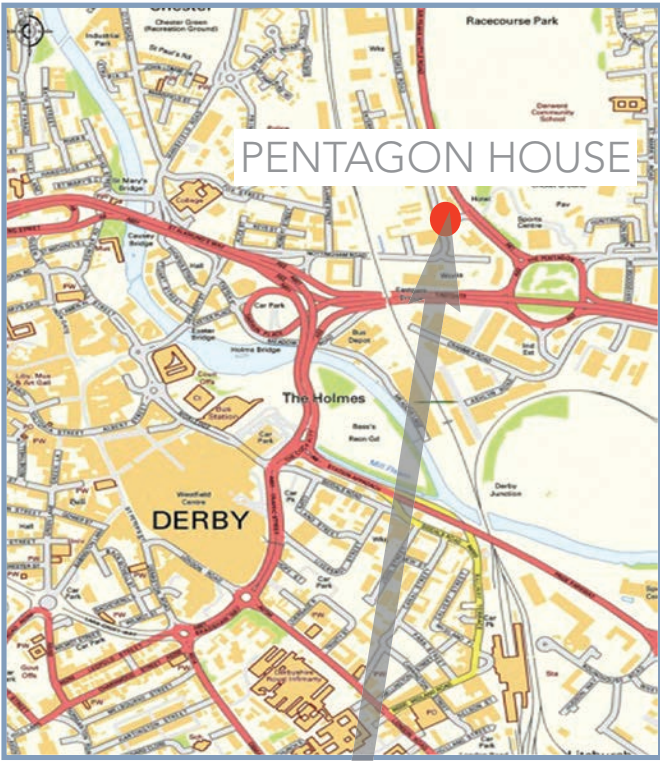


WHAT OUR TENANTS SAY

"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."

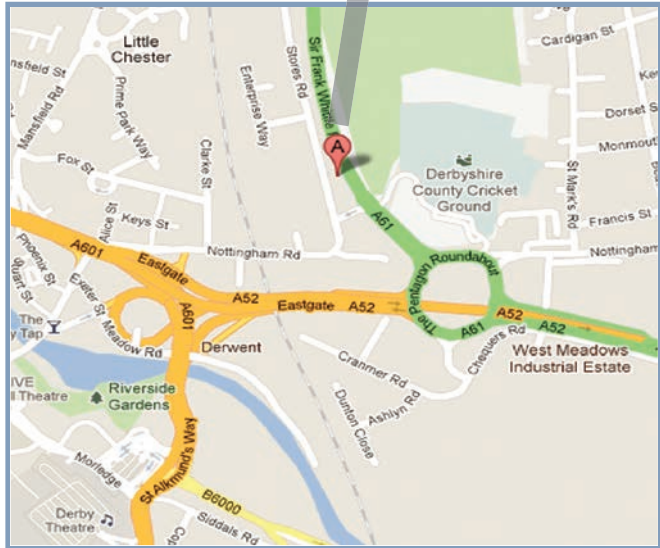
"We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.

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."



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.



DOWN TO DETAILS

LEASE The suites are available on new leases on terms to be agreed.

TERM Negotiable.

RENT Negotiable depending on lease term and tenant covenant strength.

FIXED SERVICE CHARGE OPTION The service charge can be fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.

INSURANCE Tenants pay building insurance.

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. Each 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

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LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • LICHFIELD • REDDITCH • STRATFORD • SWINDON • WOLVERHAMPTON





MODERN, CITY CENTRE OFFICE SPACE

Sir Frank Whittle Road DERBY DE21 4XA

VIEWINGS



timr@fhp.co.uk



TIM RICHARDSON
07876 396007



nhosking@innes-england.com



NICK HOSKING
07855 423458

LOXTON



DEVELOPMENTS

Loxton Developments Ltd, PO Box 2891, Kineton CV35 0YN 07740 771621 • 01926 640606

mark.roberts@loxtondevelopments.co.uk • www.loxtondevelopments.co.uk

NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or FHP or Innes England or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.