

BUILDING

3rd



ORBIS

PRIDE PARK | DERBY

TO LET

GRADE A REFURBISHED
OFFICE BUILDING
18,380 SQ FT
101 CAR SPACES
NAV: DE24 8HY



3rd



GRADE A PRIME HEADQUARTER OFFICES



PROMINENTLY LOCATED IN THE
HEART OF PRIDE PARK



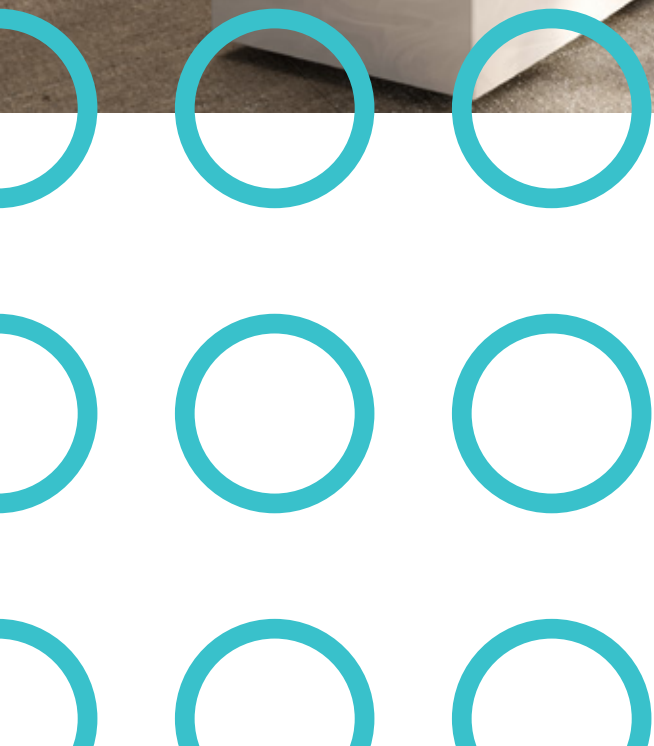
WALKING DISTANCE TO DERBY
TRAIN STATION



101 CAR PARKING SPACES AT
HIGH RATIO OF 1:182 SQ FT



9,120 - 18,380 SQ FT AVAILABLE
ON A NEW LEASE



WELCOME

Orbis 3 is a fully refurbished office building offering 18,380 sq ft of contemporary office space. Set within Orbis business park the building is well located for local amenity.



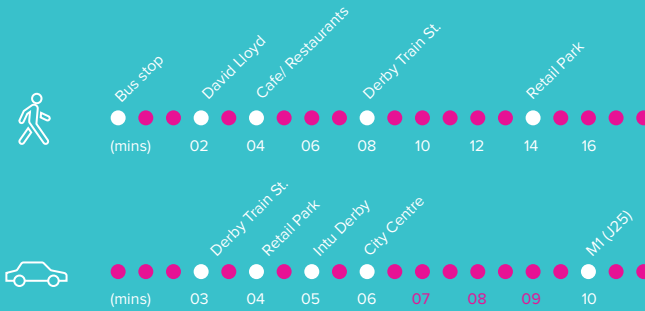
LOCATION

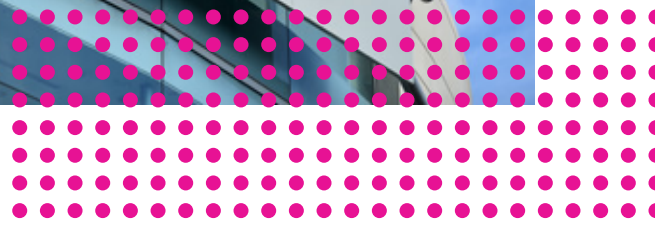
RIVERSIDE ROAD
PRIDE PARK | DERBY
DE24 8HY

Orbis is ideally located for retail, leisure and transport needs.

Derby comprises one of the three main cities in the East Midlands together with Nottingham (16 miles west) and Leicester (33 miles north west). The city benefits from excellent road communications being approximately 6 miles from the M1 Junction 25, providing excellent north to south access. The A50 (M1/M6 link road) is approximately 2 miles to the south of the city and provides good east to west access. The city is also well served by the A38/A52/A6 network.

Derby train station is within close proximity with regular direct trains from Derby to London in 1hr 25 minutes and East Midlands International Airport is located approximately 10 miles south east of the city.







AVAILABILITY

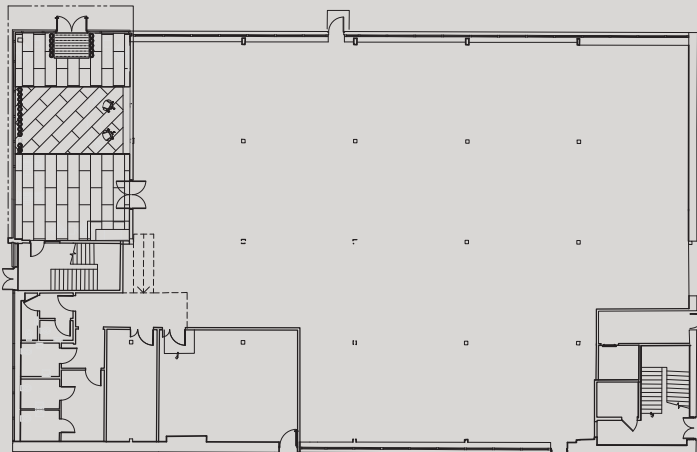
The floor areas below have been calculated on a net internal basis. The property benefits from 101 car parking spaces.

FLOOR	SQ FT	SQ M
GROUND	9,120	847
FIRST	9,260	860
CAR PARKING	101 SPACES	
TOTAL	18,380	1,707

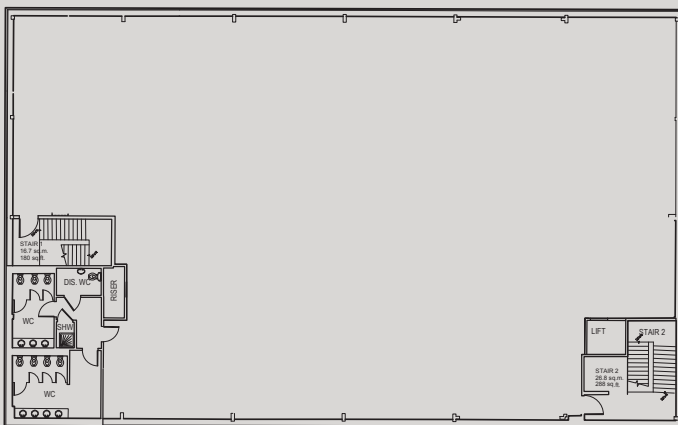
THE SPACE

The office space offers flexible open plan working within a contemporary, light filled environment.

GROUND FLOOR

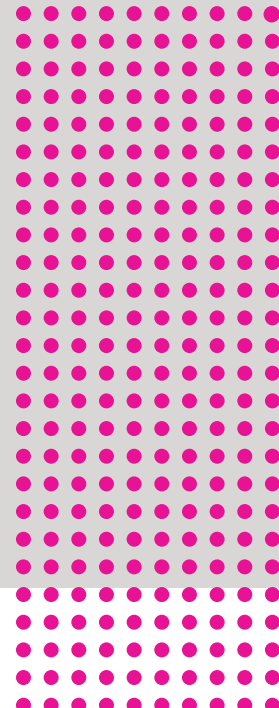


FIRST FLOOR



SPECIFICATION

- SELF CONTAINED
- GRADE A SPECIFICATION
- AIR CONDITIONED
- RAISED FLOOR
- OPEN PLAN LG7 COMPLIANT LIGHTING
- 18,380 SQ FT OVER 2 FLOORS
- 101 CAR PARKING SPACES
- FEATURE RECEPTION AREA
- SECURED BARRIER ENTRY
- SELF CONTAINED CAR PARKING

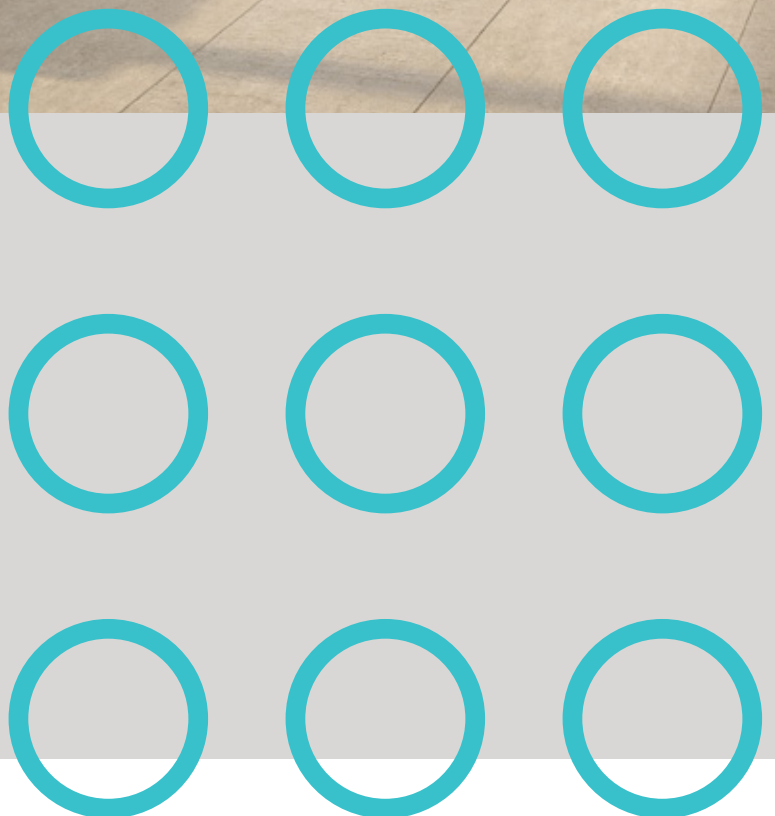




note: All CGI images are indicative

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WAKEFIELD**

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Orbis 3 | Orbis Business Park
Riverside Road
Pride Park
Derby
DE24 8HY

TERMS

Quoting terms on application to either
of the joint letting agents below.

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