

# PENTAGON HOUSE

DERBY DE21 4XA



OFFICE SPACE TO LET  
3,747 to 20,000 sq ft

LOXTON DEVELOPMENTS



PENTAGON HOUSE  
All Entrances by Reception  
Please Use Lifting Device  
←

# WHY MOVE TO PENTAGON HOUSE?



MARK ROBERTS,  
MANAGING DIRECTOR  
07740 771621

[mark.roberts@loxtondevelopments.co.uk](mailto:mark.roberts@loxtondevelopments.co.uk)



JOHN ROBERTS,  
DIRECTOR  
07785 273348

[john.roberts@loxtondevelopments.co.uk](mailto:john.roberts@loxtondevelopments.co.uk)

If you are looking for a modern building in a city centre location, with excellent parking, close to public transport, take a look at Pentagon House - an impressive four storey office building in Sir Frank Whittle Road with a variety of suites available now.

A building which has at times been occupied by Alstom, Balfour Beatty, Buck, Citibank, NHS, Ultra Electronics, Xerox and currently by Goodrich Technologies, Mott MacDonald, Wowcher and Coactivation.



- LANDMARK BUILDING
- GRADE A OFFICE SPACE
- FIXED SERVICE CHARGE
  - PARKING 1: 198 sq ft
  - 24/7 HOUR ACCESS



WELCOMING STAFFED RECEPTION WITH BREAKOUT SPACE FOR INFORMAL MEETINGS.



# HIGH SPEC OFFICES

## TYPICAL SUITE

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



shower

toilets

disabled wc

LED lights

window blinds



data outlet pods  
13 amp outlets

raised access floor

Lossnay fresh air system with  
direct intake from outside  
- each suite separate



access control



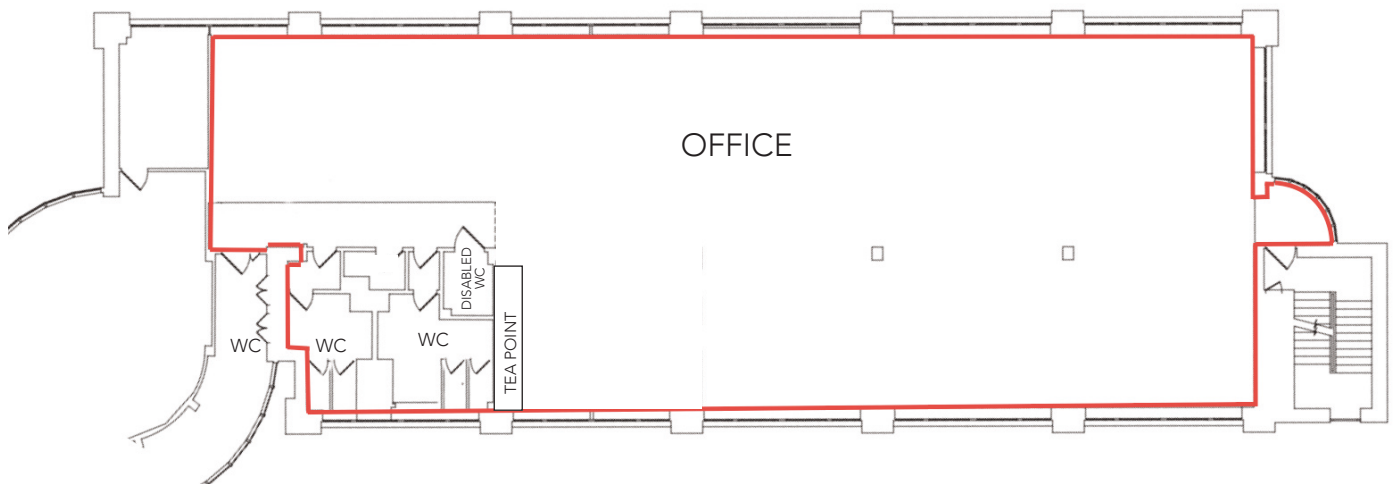
intruder alarm

# SPACE AVAILABLE

FLOOR	SUITE	AREA	PARKING
Ground	GA	Wowcher	
Ground	GB	4077 sq ft	20
First	1A	4013 sq ft	20
First	1B	3770 sq ft	19
First pavilion	1C	786 sq ft	3
Second	2A	4105 sq ft	20
Second	2B	3747 sq ft	19
Second pavilion	2C	786 sq ft	3
Third	3A	under offer	
Third	3B	Mott MacDonald	
Third pavilion	3C	Goodrich	

5

## TYPICAL SUITE



## DATA CABLING

All the suites have data cabling and some have a comms room saving you fit out costs.

# FIXED SERVICE CHARGE

Service charges are often a source of concern for tenants.

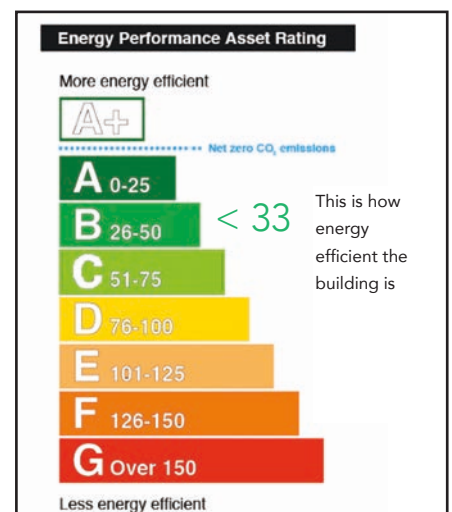
As well as a variable service charge we also offer a fixed service charge (subject to annual RPI increases) so you don't have any risk of being charged for some unexpected problem in the building! You know exactly what your costs will be and can plan ahead on that basis - particularly useful if you have to enter into fixed price contracts yourself. Take your choice!

## YOU KEEP CONTROL

- SEPARATE AIR CONDITIONING SYSTEM FOR EACH SUITE
  - you control your environment
- SEPARATE FRESH AIR SYSTEM FOR EACH SUITE
  - with heat recovery
- 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

## 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 Paxton door access control.



# STAFF WILL LOVE IT!

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

Pentagon House is walking distance to Derby city centre, bus station, cricket ground and the Nuffield Health Centre which includes a swimming pool, gym and cafe.



RACECOURSE PARK



DERBY COUNTY CRICKET GROUND



NUFFIELD HEALTH CENTRE



# PLENTY OF PARKING

Probably the best parking of any city centre office block in Derby.

## PARKING 1: 198 sq ft



## 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 you can budget accurately and have no risk associated with the building.

**INSURANCE** Tenants pay a share of 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**



# OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

Active Body Centre	Exactech	Pearson TME
Alfa Lavell	Fairway Training	Post Office
Arcus Solutions	Footprint	Rachel Maclean MP
ASC Connections	Folk Bistro	Relating Dots
Aspiration Training	Geospatial Insight	Riaz Law
Atos	Goodrich Technologies	Rossano Ferretti
Baqus	H3G	Salus
Bickerton Brothers	Hi-Light Café	Seetec Pluss
Broadstone Pensions	ICS Cool Energy	Sigma Financial
Carbrey Group	ICE Creates	Slimstock
Caretech Community Services	Inspired Care Services	Southern Football League
Cavell Nurses Trust	Loop Scorpio	Teens in Crisis - TIC+
CBRE	Mott Macdonald	TME
City Sightseeing	Newcross Healthcare	Version 1 Solutions
Cleansing Service Group	Network Rail	Victim Support
Coactivation	NHS Let's Talk	Vodafone
Colston Media	NHS Property Services	VeloxServ
Connect Health	Note Machine	White Cross Dental
Cruise.co.uk	Optima Health	We Buy Any Car
Direct Source Healthcare	Orange	Wowcher
EE	Pacific Solutions International	

9



## WHAT OUR TENANTS SAY

"Thank you for being a fantastic landlord over the years and I look forward to taking a look at the Derby property in due course."

"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 are 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."



# LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A PERSONAL TOUCH

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





# NO TRAFFIC JAMS!

We'll 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

11 On the junction of the A52 and A61 - ten minutes to the M1 and half a mile from the city centre.

# MODERN, CITY CENTRE OFFICE SPACE

Sir Frank Whittle Road DERBY DE21 4XA

## VIEWINGS



darran@fhp.co.uk



DARRAN SEVERN  
07917 460031



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.