



Images for illustration purposes only.

THE HUB

TO LET
City Centre Office
2,129 sq ft across 3 floors

ST. PETERS
MALL.
D E R B Y



SPECIFICATION



SIZE

Ground - 1,165 sq ft
First - 736 sq ft
Second - 227 sq ft
Total: 2,129 sq ft



DESK (AS A GUIDE)

Ground- 12-15
First- 8-10



WC

DDA compliant on Ground Floor
Cosmetic refurb on 2nd floors



KITCHEN

Opened up with small breakout space - on 2nd floor



ACCESS

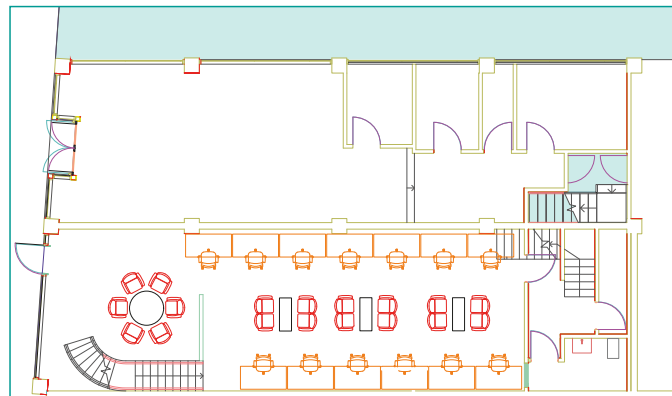
Potentially 24 hr access



BESPOKE OFFICE FIT OUT AVAILABLE

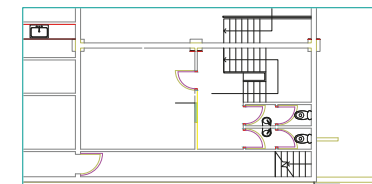


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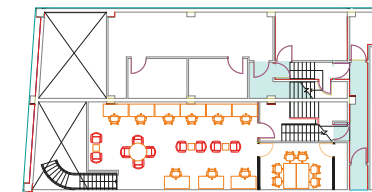


GROUND FLOOR

(Potential layout)



SECOND FLOOR



FIRST FLOOR

(Potential layout)

LOCATION

Located in the heart of Derby City Centre, finding St Peters Mall is easy with its great transport links and parking facilities for up to 3,600 vehicles.

St Peters Mall is connected to Intu Derby Shopping Centre, a scheme that comprises of 1.3 million sq ft of retail space, allowing the Mall to benefit from the extended footfall between Intu and the rest of the city centre.



15 minute drive from the M1



10 minute walk from the Derby train station



7 minute walk from Derby bus station



Annual footfall of 24 million, with 2.1 million being recorded directly through St Peters Mall



Parking facilities for up to 3,600 vehicles

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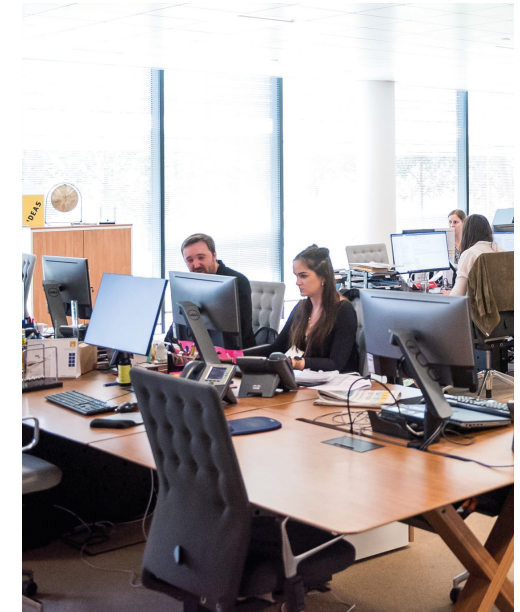


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FURTHER INFORMATION

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