

# 120 FRIAR GATE

TO LET

UP TO 7,080 SQ.FT.  
FIRST CLASS OFFICES  
DERBY, DE1 1EX

FIRST CLASS OFFICES WITH CAR PARKING IN  
THE HISTORIC CATHEDRAL QUARTER.

[120FRIARGATE.CO.UK](http://120FRIARGATE.CO.UK)

DAVIDBROWNPROPERTY.COM  
TEL: 01332 200232



## FOUR FLOORS OF CONTEMPORARY OPEN PLAN FLOOR SPACE.



120 Friar Gate will provide first class office accommodation in the City of Derby in the heart of the Cathedral Quarter.

This prime City Centre site has a minimum of 28 car parking spaces in a secure car park to the rear with pedestrian access to the building from the car park for staff and visitors.

The offices benefit from a prominent frontage to Friar Gate providing access to a lobby and reception and lift access to four floors of first class contemporary open plan space.





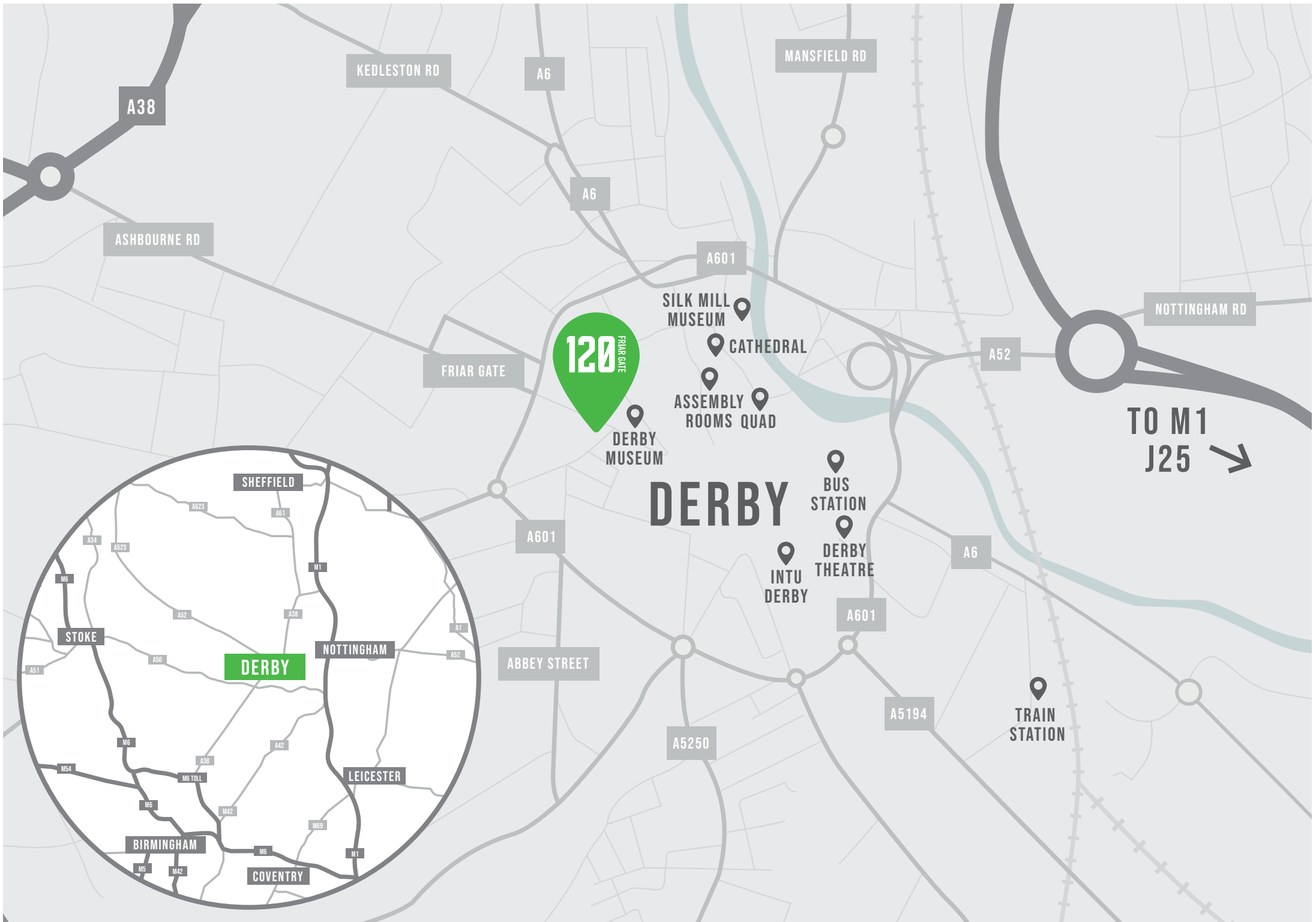
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THE CATHEDRAL QUARTER IS A GREAT PLACE TO WORK. THERE ARE GOOD TRANSPORT LINKS, PICTURESQUE BUILDINGS AND WE ARE CLOSE TO ALL OF THE CITY CENTRE AMENITIES.

FRIAR GATE BOASTS A VARIETY OF RESTAURANTS AND CAFES SO WE HAVE A NUMBER OF OPTIONS WHEN IT COMES TO GRABBING A COFFEE IN THE MORNING, OR ENTERTAINING CLIENTS FOR BUSINESS LUNCHES. COMPARED TO OUR PREVIOUS OFFICES, WE FEEL WE ARE PART OF THE CITY NOW AND OUR EMPLOYEES AND CLIENTS ENJOY COMING TO OUR OFFICES.

Nick Elliot  
Head of Derby Commercial Department

**ElliotMather**LLP  
Solicitors



A38

KEDLESTON RD

A6

MANSFIELD RD

ASHBOURNE RD

A6

A601

NOTTINGHAM RD

A52

TO M1  
J25

120

FRIAR GATE

SILK MILL  
MUSEUM

CATHEDRAL

ASSEMBLY  
ROOMS QUAD

DERBY  
MUSEUM

DERBY

BUS  
STATION

DERBY  
THEATRE

INTU  
DERBY

A6

A601

A601

ABBEY STREET

A5250

A5194

TRAIN  
STATION

SHEFFIELD

NOTTINGHAM

LEICESTER

DERBY

STOKE

BIRMINGHAM

COVENTRY



# DERBY IS THE UK CAPITAL FOR INNOVATION.



- 2.1million people within 45 minutes drive.
- Home to a skilled workforce with 11.8% employed in hi-tech functions - four times the national average.
- UK's most central city with strong road, rail and air links.
- 17 universities within 1 hour including the University of Derby - ranked 26th in the Guardian University Guide 2020 and holds TEF Gold Status.
- Derby is the UK Capital for Innovation - home to global giants such as Rolls-Royce, Bombardier Transportation, Toyota Motor Manufacturing UK and a thriving SME culture.
- Recently ranked the second-best city to start a business for millennials in the UK.





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FRIAR GATE PROVIDES A GREAT WORKING ENVIRONMENT  
WITH SO MANY FACILITIES CLOSE AT HAND. THE BENEFITS IN  
TERMS OF ATTRACTING THE RIGHT STAFF - AND RETAINING  
THEM - ARE CONSIDERABLE

Russell Davies  
Partner and Head of Business Services

**SMITH  
PARTNERSHIP**  
SOLICITORS

# EXCEPTIONAL OFFICE ACCOMMODATION WITHIN THE HEART OF THE CATHEDRAL QUARTER.

- Excellent EPC Rating
- Flexible large open plan floor plates
- Feature entrance foyer from Friar Gate
- Lift access
- High quality contemporary finishes including living walls
- 24-hour access
- Secure rear car parking for 28 vehicles
- Excellent car parking ratio of 1:250 sq.ft
- Secure bicycle store
- Generous WC provision to each floor including showers
- Raised floors throughout
- Air conditioning
- Recessed LED lighting
- "Superfast" broadband







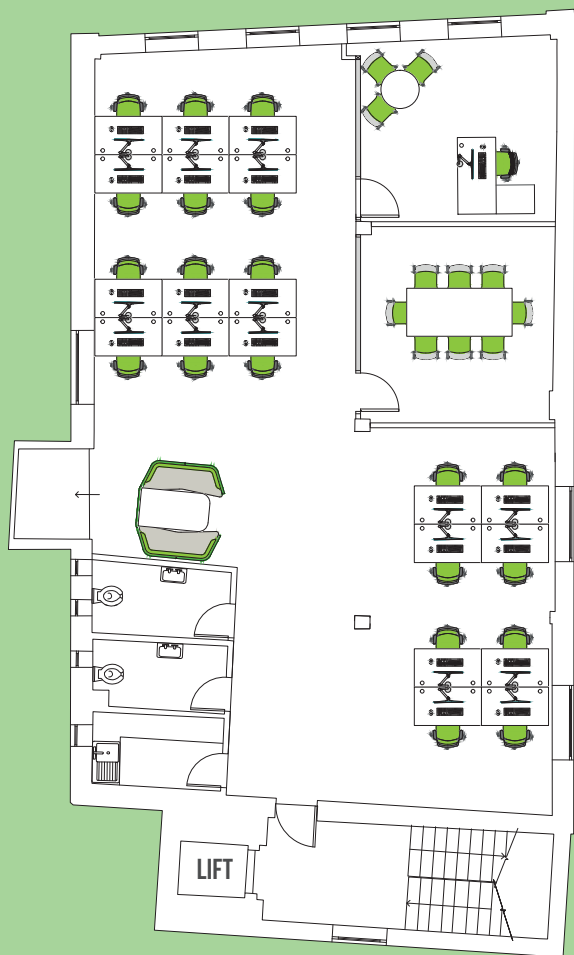
SITE PLAN



GROUND FLOOR

	SQ. MTRS	SQ. FT
Reception/Offices	120.3	1,295

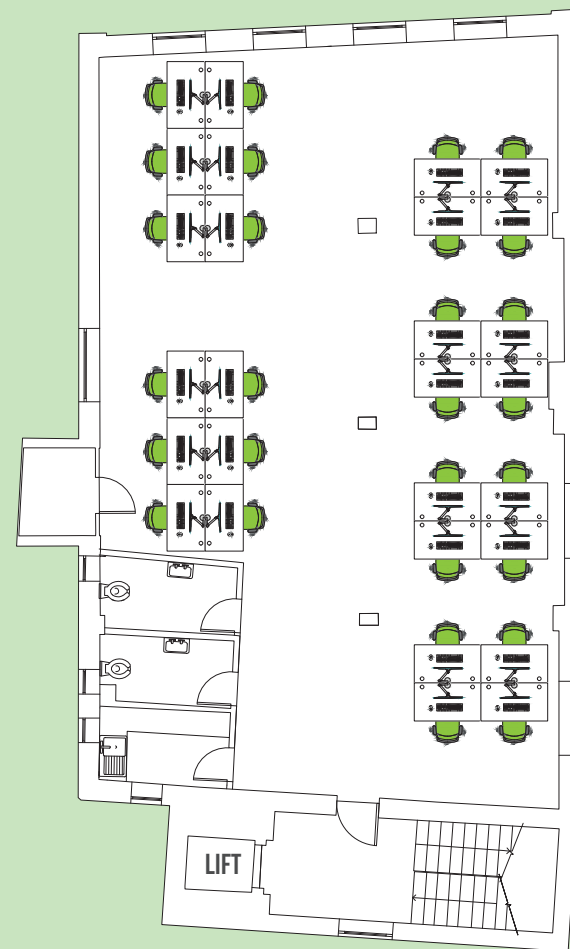
\*Indicative Layout



## FIRST FLOOR

	SQ. MTRS	SQ. FT
Offices	140.8	1,516

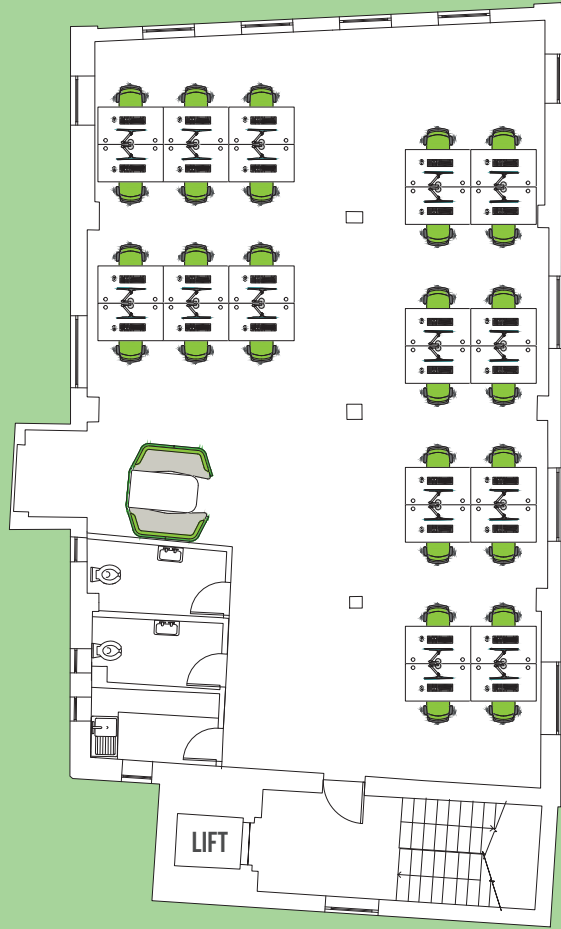
\*Indicative Layout



## SECOND FLOOR

	SQ. MTRS	SQ. FT
Offices	142.4	1,533

\*Indicative Layout



## THIRD FLOOR

	SQ. MTRS	SQ. FT
Offices	147.6	1,589

\*Indicative Layout



## FOURTH FLOOR

	SQ. MTRS	SQ. FT
Offices	142.9	1,538

\*Indicative Layout



THIS VIBRANT LOCATION &  
THE AMENITIES ON OFFER  
WILL CERTAINLY ATTRACT  
CLIENTS AND TALENT.

wagamama

intu *Carluccio's*

SHOWCASE

BOSS  
HUGO BOSS

PUREGYM

10 MINUTE WALK  
Intu Derby

UNDER 10 MINUTES WALK  
Hotels

JURYS  
Inns

Premier Inn

Holiday Inn

CATHEDRAL QUARTER  
HOTEL  
DERBY

2 MINUTE WALK  
Friar Gate

BISTROT  
PIERRE  
1994

INDIVIDUALLY  
Zizzi  
ITALIAN

The Original  
ANNIE'S  
Burger Shack  
FREEHOUSE

PITCHER  
&  
PIANO



REVOLUTION

3 MINUTE WALK  
Sadler Gate

Dr. AirWear  
Martens

joules

White Stuff

CRUISE



CANOPY

“

WE LOVE BEING IN FRIAR GATE. WITH SO MUCH ON OUR DOORSTEP, IT'S SO EASY TO ACCESS EATERIES FOR OUR TEAM BREAKFASTS, RESTAURANTS TO TAKE OUR CLIENTS OUT FOR LUNCH AND SHOPS TO VISIT DURING OUR LUNCH BREAKS.

Mark Saxby  
Director Status Social

**Status Social**



# TERMS

## LEASE

The whole of the property is available by way of a new full repairing and insuring lease for a negotiable period of years. The landlord may consider letting the property on a floor-by-floor basis.

## RENTAL

£16.50 per square foot per annum exclusive of rates and all other outgoings.

## RATES

The property will require a new rating assessment. Occupiers should make their own enquiries with Derby City Council for indicative rates.

## VAT

VAT will be applicable at the usual rate.

## EPC

An EPC is currently in preparation.

## TIMINGS

Timings from agreement for lease to practical completion are approximately nine months.

## IMPORTANT NOTES — TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs. We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

# 120 FRIAR GATE



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