



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

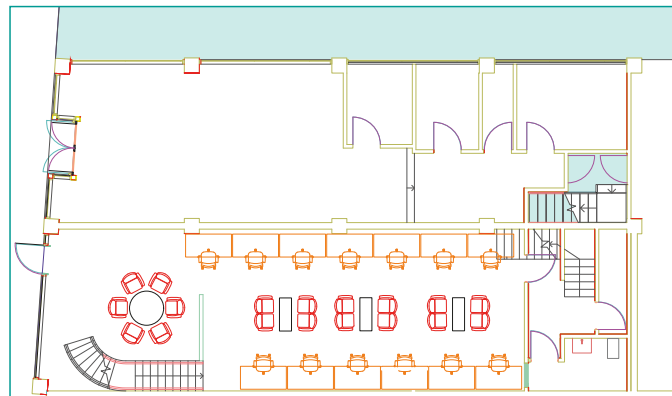
Potentially 24 hr access



## BESPOKE OFFICE FIT OUT AVAILABLE

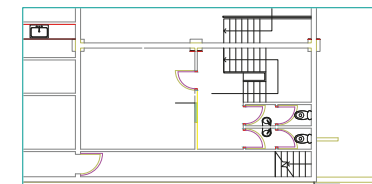


Image for illustration purposes only.

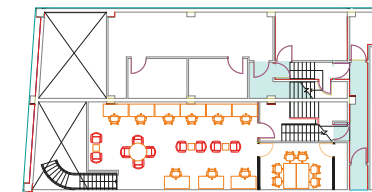


## GROUND FLOOR

(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



Image for illustration purposes only.



# THE HUB

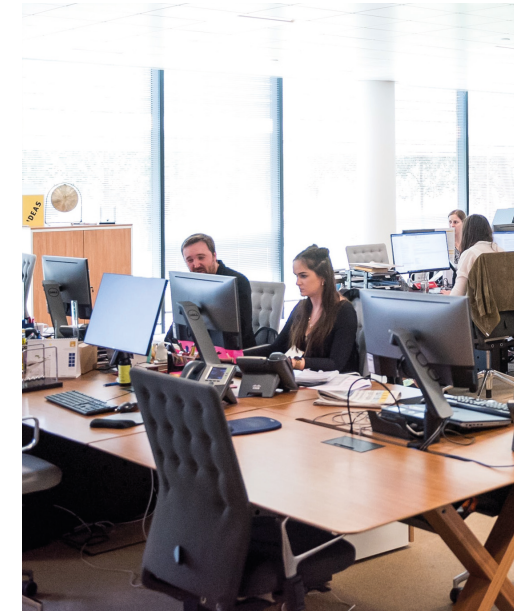


Image for illustration purposes only.

## FURTHER INFORMATION

[enquiries@fi-rem.com](mailto:enquiries@fi-rem.com)



**FI** REAL ESTATE  
MANAGEMENT

**0845 500 61 61**  
[www.fi-rem.com](http://www.fi-rem.com)

FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. June 2023.