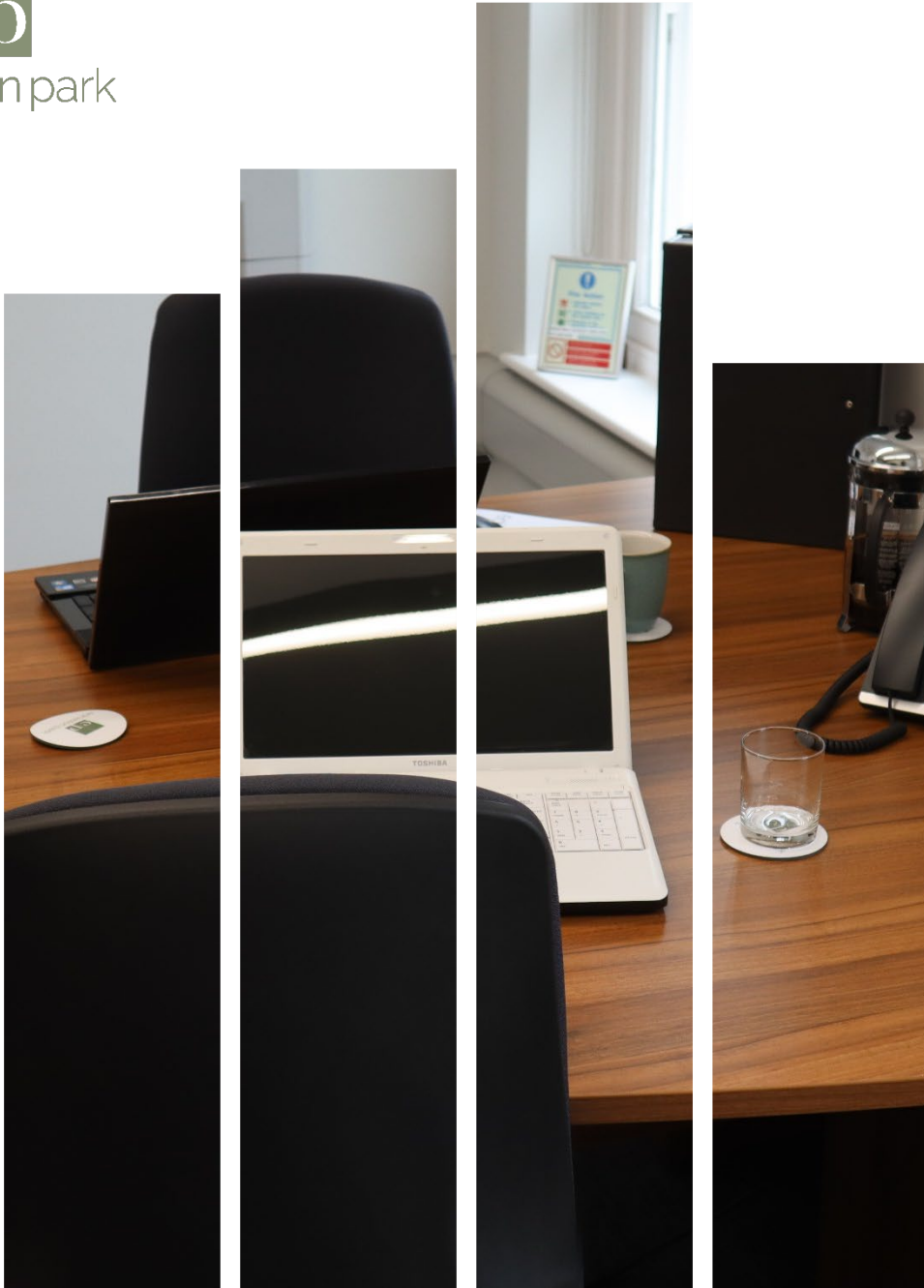


An office to let at

Ednaston park

For businesses who need an office with 6-10 desks



Offices to let

Move your company into our Business Centre and we'll provide everything you need to run your business perfectly.

For businesses who need an office with 6-10 desks, our contemporary and stylish offices are all designed carefully to facilitate a productive working environment.

Our offices are all fully furnished

- ✓ Chairs
- ✓ Desks
- ✓ Carpet
- ✓ Pedestals
- ✓ Storage units
- ✓ Window blinds.

You can also bring your own furniture and storage if you'd like to (except more desks). And we're happy to remove some of the supplied furniture to make way for yours.



Pricing

From just £750 per month.

The office	Size in square feet	Floor	Number of desks	Cost per month (excluding VAT)
Derby	264	First	6	£750
Heatherton	270	Ground	6	£800
Quarndon	355	Ground	8	£1,000
Burnaston	356	Ground	8	£1,000
Hartington	380	First	10	£1,200
Castleton	450	Ground	8	£1,400
Carsington	526	Ground	10	£1,400

The options for businesses who need 6-10 desks

For businesses with up to ten employees, our elegant but affordable offices start from £750 per month and go up to £1,400 per month.

If after you've moved in, you decide you need a bigger or smaller office, we'll do our best to make that happen for you.

What your monthly rent includes:

- ✓ Your fully furnished office
- ✓ Individual office signage
- ✓ The professional cleaning of your office and our communal spaces
- ✓ General waste removal and recycling
- ✓ Free car parking with an abundance of spaces
- ✓ Access 0700 - 2200 every day
- ✓ Security including: key fob entry, intercoms, alarms, and vehicle barrier entry
- ✓ Fire alarms – including the testing and maintenance of them
- ✓ A professional reception team to look after you and your clients from 0845 to 1700 Monday to Friday
- ✓ An Ednaston Park reception telephone number (individual telephone numbers and handsets available at an additional cost)
- ✓ Incoming mail and delivery handling services
- ✓ The use of two meeting rooms – for up to two hours in each room, per month
- ✓ Access to clean and beautiful communal areas, including the stunning grounds and gardens
- ✓ Immaculate toilet and kitchen facilities including free tea, coffee and milk
- ✓ Access to local caterers
- ✓ A 30 minutes IT induction to set you up – should you need help with technology
- ✓ High speed internet access
- ✓ Advertising on our website and on our digital display in reception
- ✓ Your utility services (gas, water, and electricity)
- ✓ Building maintenance and servicing – covering insurance and service charges
- ✓ An onsite landlord and handyman who take very good care of the site and its tenants

Help with technology

Within three months of moving your business into our Business Centre at Ednaston Park – you can take advantage of a free, 30-minute consultation with our IT partners Wytech Ltd.

They'll offer you help with any technical support you might need, including getting you up and running on the day you move in.

Over and above that, as a tenant you can access remote, technical help if and when you need it – at a discount.

Ask the reception team if you're interested or want to know more.



Call 01335 360000 for
more information or

**Book a tour
today.**

Ednaston Park Business Centre
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