

**QUALITY
OPPORTUNITY**

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LATHAMS ★ **WESTFIELD** ★ CEDAR HOUSE INVESTMENTS ★ NATWEST
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AIL ★ MATTHEW MONTAGUE ARCHITECTS ★ MILLER BIRCH ★ **TOYOTA** ★
★ RIGBY & CO ★ **ROLLS-ROYCE** ★ SMITH OF DERBY ★ MERCEDES BENZ
AL ★ DAINS LLP ★ DERBYSHIRE BUILDING SOCIETY ★ **SMITH COOPER** ★

**“Why isn’t the rest of
Britain like Derby?”**

– Jeremy Paxman

"Derby offers a different vision of Britain's future." – *The Economist*



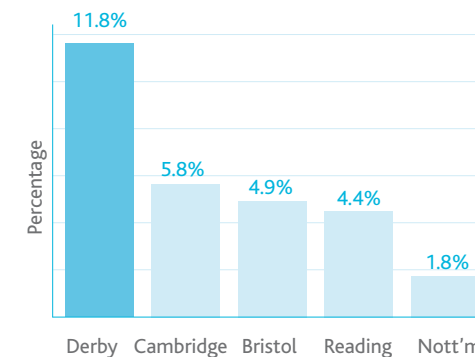
BUSINESS CITY

Home to a number of world leading brands including Rolls-Royce, Bombardier, Westfield, Citibank and Toyota, Derby has the region's highest skills levels and is becoming increasingly attractive as a location for headquarters.

Recent reports have identified Derby as the UK's main high performing city by export and job creation and its aerospace, rail and technology companies work on a global basis daily. 11.8% of Derby's employment is in high technology – more than any other city in the UK.

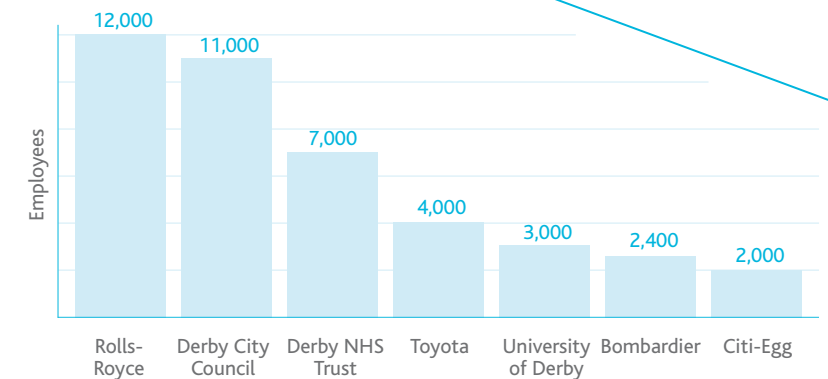
"Derby is a city with an economy that balances high technology, retail and financial services."
– *BBC Newsnight*

Employment in High Technology



Source: HMG State of the Cities

Derby's Top Employers



"Derby: Marvel of the Midlands."
– The Independent



15 MINUTE CITY

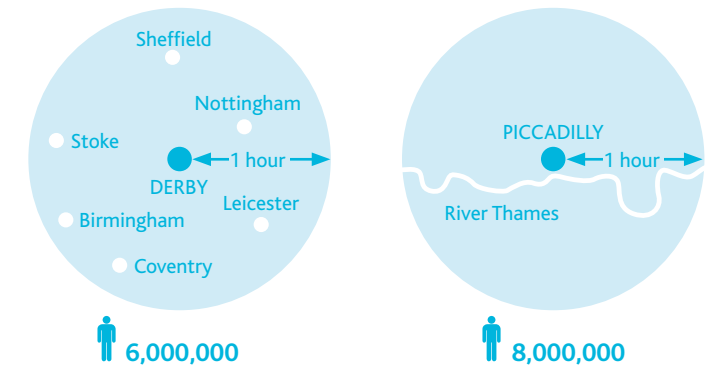
Derby is situated within beautiful countryside nestled between the Peak District National Park and the National Forest.

As the country's most central city, Derby has excellent transport links with average commute times of just 15 minutes within its travel to work area of 1.7 million people. Six million people live within one hour of Derby providing a massive recruitment pool.

Derby has 35 high speed direct train services to London St. Pancras International each day – just a one and a half hour journey.

"Transport connections are good too, with easy road access to East Midlands Airport and strong rail links, while families are attracted by the good reputation of local schools."
– The Financial Times

Population Within One Hour Drive Time



Moving to Derby supports your business continuity with access to a large workforce.
Source: CACI ONS

“Derby is attracting an influx of well-qualified professionals seeking a higher quality of life.” – *The Financial Times*

QUALITY PEOPLE



Westfield Derby

The Roundhouse

Joseph Wright Centre

University of Derby graduates

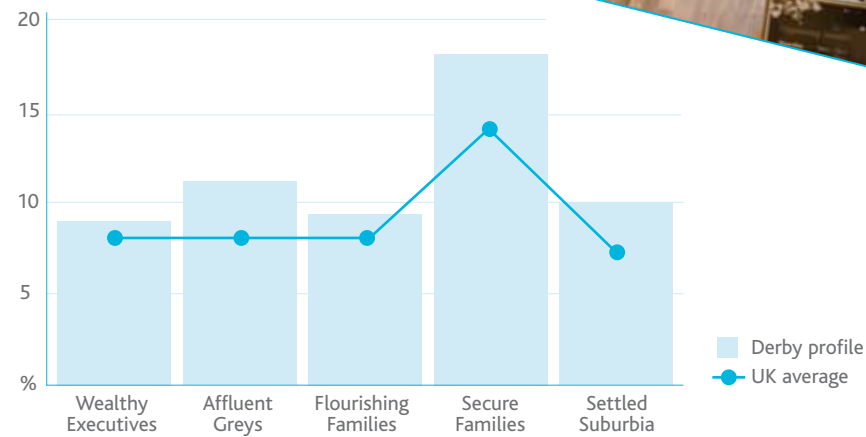
Making the right relocation move is not just about finding the most suitable offices; it is also about finding the right people.

With a travel to work population of 1.7 million and access to six million people within one hour, availability of a skilled workforce is one of Derby's main strengths.

15 universities are based within one hour of the city, offering access to a skilled workforce.

Derby has quickly become a place for both young professionals and families and this is evident as the biggest increase in the local population is that of 25-34 year old professionals.

Demographic Profile



Derby supports an above average number of professionals.
Source: CACI ACORN group profile

“The Cathedral Green area marks the start of the World Heritage Site.” – *The Financial Times*



**QUALITY
TIME**

Derby Festé, Market Place

Derby is a modern city and benefits from its proximity to the Peak District and National Forest with a number of beautiful rural towns and villages. The city centre hosts many high profile cultural events and festivals throughout the year and is home to a mix of intimate bars and restaurants, traditional English pubs and live music venues.

Westfield Derby's shopping centre, attracting 26 million visitors a year, has 190 shops, an 800 seat dining area and a 12 screen Cinema de Lux. In contrast the historic Cathedral Quarter is an established shopping and leisure destination which offers niche premium independent stores with a wide selection of restaurants, cafés and bars.

The city already has an established tourism offer, including,

- The UNESCO Derwent Valley Mills World Heritage Site – the birthplace of the Industrial Revolution
- QUAD – visual arts and film centre showing great independent films and art exhibitions
- Cathedral Quarter – a maze of streets in the city's historic heart
- Déda – the region's premier dance centre
- Derby Live – world class performing arts at The Derby Theatre, Assembly Rooms and Guildhall Theatre
- Derby Festé – a major international street festival

“This Midlands city has been an economic success story this decade.” – *The Financial Times*

QUALITY INVESTMENT



Derby's city centre office market will be transformed over the next few years, with around 1.4 million sq. ft. of new offices. This will be started by the delivery of a number of new schemes over the next 12 to 24 months.

City centre office space offers a more balanced working environment, close to public transport and access to local amenities including restaurants, retail and new public spaces.

Recent developments such as Pride Park, have established Derby as a key business location in the Midlands. With new offices in the pipeline the focus for opportunities has now shifted to the city centre.

Derby will not be introducing a workplace parking levy or congestion charging.

Egg Headquarters



Egg

Rolls-Royce Headquarters



“Rolls-Royce global operations room in Derby... looks and feels like a currency trading floor.” – *The Economist*



**QUALITY
OFFICE**

Offering flexibility and high BREEAM ratings there are opportunities for small to medium sized organisations through to larger relocations or those seeking regional consolidation in the heart of the Midlands.

Each of the offices featured benefit from prime central locations in a growing 21st century city.

New Grade A Office Locations		Available Office Locations	
Central Square	①	Heritage Gate	⑨
City Gate House	②	Cardinal Square	⑩
Former DRI Site	③	Pentagon House	⑪
Friar Gate Square	④	Lonsdale House	⑫
Number One Cathedral Green	⑤	Midland House	⑬
One Derby	⑥	St Helen's Court	⑭
Riverlights	⑦	Mallard House	⑮
Sadler Square	⑧		

CENTRAL SQUARE



The distinctive design offers Grade A space over five storeys with large open plan floor plates, providing greater flexibility and environmental credentials.

Developer	Bolsterstone
Agent	Salloway, King Sturge
Location	Cathedral Road
Size	50,000 sq. ft.
Expected £ per sq. ft. (ex vat)	£17.00
BREEAM Rating	Excellent
Availability	18 months
Status	Full planning permission granted
Contact	Steve Salloway at Salloway Tel: 01332 298000 King Sturge Tel: 0115 908 2120

Further information Large open plan floor plates offering up to 12,600 sq. ft. on a single floor. Car parking available on site with two substantial multi-storey car parks within close proximity. Incorporating a rooftop garden the accommodation also offers excellent views over the city and its historic Cathedral Quarter.
www.centralsquarerby.com

CITY GATE HOUSE



Located in the Cathedral Quarter area this modern contemporary design offers flexible Grade A office space over four storeys with retail and leisure space on the ground floor.

Developer	Cedar House Investments
Agent	Rigby & Co
Location	Cathedral Road
Size	60,000 sq. ft.
Expected £ per sq. ft. (ex vat)	£17.50
BREEAM Rating	Excellent
Availability	12 months
Status	Full planning permission granted
Contact	Russell Rigby at Rigby & Co Tel: 01332 203377
Further information	Additional 3,200 sq. ft. of complementary retail/leisure space within the ground floor. Private and secure on-site parking available with two substantial multi-storey car parks in close proximity including the safest car park in the world. www.cedar-house.co.uk

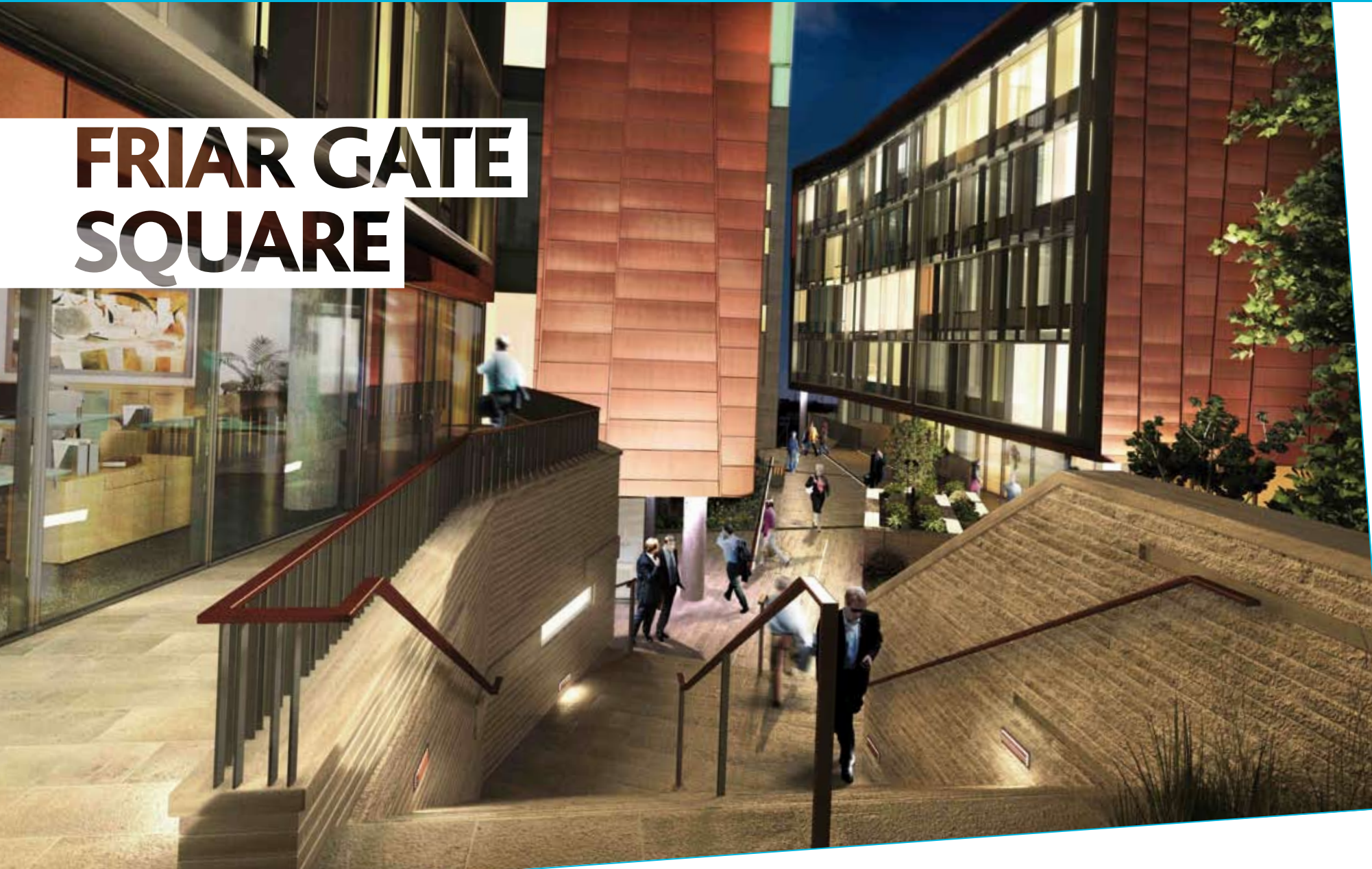


**FORMER
DRI SITE**

One of the largest available City Centre development opportunities in the East and West Midlands, a total of 27 acres in single ownership with excellent connectivity to Derby Midland Railway Station and located directly opposite Westfield Derby.

Developer	Derby Hospitals NHS Foundation Trust
Location	London Road / Osmaston Road
Size	18.59 acres (7.649 Ha)
Availability	2011
Status	Subject to planning
Contact	David Grose of Mace Limited (Project Director) +44 (0)121 212 6130
Further information	Mixed use development site suitable for a variety of uses, subject to planning and other statutory consents. Adjacent sites totalling 8.81 acres (1.979 Ha) forming part of the Castleward development also available; suitable for residential or other uses.

FRIAR GATE SQUARE



This new development in Friar Gate will re-establish this historic quarter of the City as Derby's premier location for business and living.

Developer	Lowbridge (Derby) Ltd
Agent	Innes England / CBRE
Location	Friar Gate
Size	75,500 sq. ft.
Expected £ per sq. ft. (ex vat)	£17.00
BREEAM Rating	Excellent
Availability	18 months
Status	Full detailed planning permission
Contact	Nick Hosking at Innes England Tel: 01332 362244 Ashley Hancox at CBRE Tel: 0121 627 5503

Further information Friar Gate Square is an exciting new development comprising two inter – communicating linked buildings of 43,300 sq ft and 32,300 sq ft. Located in the heart of the historic 'Professional Quarter' the scheme has been designed to both complement and be sympathetic to the surrounding Conservation Area by award winning Architects Panter Hudspith. Through the introduction of high quality and modern architecture, the development will ensure the area's long-term vitality and prosperity with the creation of new economic activity, connections and public space.



NUMBER ONE CATHEDRAL GREEN

This Grade A accommodation is located on the banks of the River Derwent, overlooking Derby's World Heritage Site and ancient Cathedral.

Developer	Wilson Bowden
Agent	Salloway, Fisher Hargreaves Proctor
Location	Full Street
Size	95,000 sq. ft.
Expected £ per sq. ft. (ex vat)	£18.50
BREEAM Rating	Excellent
Availability	24 months
Status	Full planning permission granted
Contact	Contact joint agents Steve Salloway at Salloway Tel: 01332 298000 John Proctor at Fisher Hargreaves Proctor Tel: 0115 950 7577

Further information Double height fully glazed atrium and reception overlooking Cathedral Green. Prime riverside location. Restaurants and fine dining will be available on the ground floor. On-site parking available with a major multi-storey car park in close proximity. www.wbdevelopments.co.uk



**ONE
DERBY**

This development will be Derby's largest ever office scheme and its scale will establish a new business district within the city's Castleward regeneration area.

Developer	Norseman Investments
Agent	Salloway, Colliers CRE
Location	Siddals Road / Copeland Street
Size	400,000 sq. ft.
Expected £ per sq. ft. (ex vat)	£20.00
BREEAM Rating	Excellent
Availability	Phase one - 24 months
Status	Full planning permission granted
Contact	Contact joint agents Steve Salloway at Salloway Tel: 01332 298000 Craig Satchwell at Colliers CRE Tel: 0121 265 7520

Further information Six inter-communicating buildings providing total flexibility and large floor plate options. Integrated hotel and café/restaurant/convenience facilities around an attractive piazza. Adjacent to new bus station, Westfield Derby shopping centre and three minutes walking distance to railway station (direct to London 1 hour 33 minutes).

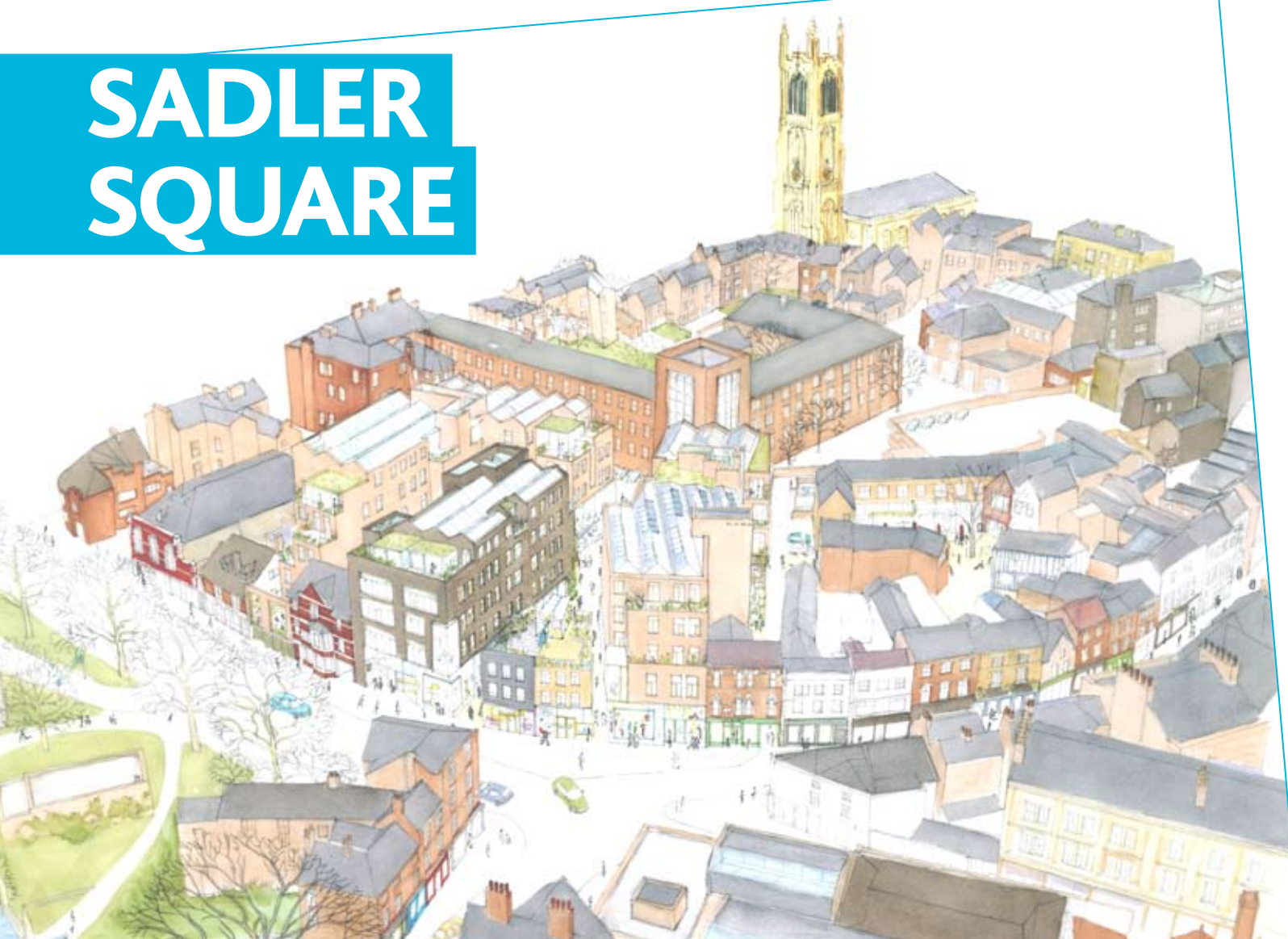


Phase one of this development has already started and includes two hotels (Hampton by Hilton and Holiday Inn) together with mixed retail, leisure and a new transport hub.

Developer	Derby Riverlights
Agent	Salloway
Location	Morledge
Size	184,000 sq. ft.
BREEAM Rating	Excellent
Availability	18 months
Status	Full planning consent
Contact	Steve Salloway at Salloway Tel: 01332 298000
Further information	Located on the banks of the River Derwent in the heart of the city centre incorporating the city's new bus station, adjacent to Westfield Derby. Riverlights is within five minutes walking distance to the railway station (direct to London 1 hour 33 minutes). Phase one will be complete in 2010. www.riverlightsderby.com

RIVERLIGHTS

SADLER SQUARE



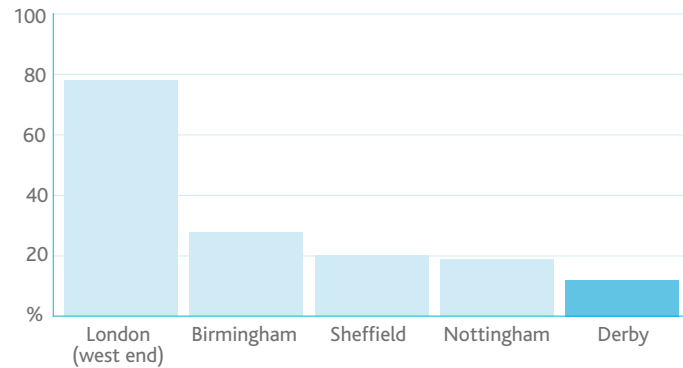
Located in the heart of the historic Cathedral Quarter this mixed use development offers a number of flexible office accommodation solutions.

Developer	Blueprint
Agent	Innes England
Location	Bold Lane
Size	45,000 sq. ft.
Expected £ per sq. ft. (ex vat)	£17.00
BREEAM Rating	Excellent
Availability	15 months
Status	Full detailed planning permission
Contact	Nick Hosking at Innes England Tel: 01332 362244

Further information This mixed use development has been sensitively designed to complement the existing historic buildings in the area and will incorporate a new public square, premium retail and restaurants. The office spaces are available from 3,000 to 11,000 sq ft all with excellent environmental credentials, roof gardens and outdoor space in the heart of the Cathedral Quarter. www.blueprintregeneration.com

“Forget Delhi or Dubai, it’s evidently time for Derby to take its rightful place on the world stage.” – *The Financial Times*

Comparative Prime Office Rent



Source: Colliers & Salloway

Derby offers considerable efficiency savings in office and staff costs whilst providing enhancement in the quality of your office location.

“Derby works very well for us, which is why we have centred most of Egg and much of Citibank’s technology requirement here. We have never had an issue with recruiting talented people in Derby.” – *Citibank*

If you would like to learn more about how a move to Derby can help with your business continuity then contact:

John Forkin on 01332 201860
 john.forkin@marketingderby.co.uk
 www.marketingderby.co.uk
 www.qualitycity.org

Available Office Locations

Building Name	Size Available	Contact
Heritage Gate, Friar Gate	33,000 sq ft	Innes England 01332 362244
Cardinal Square, Nottingham Road	20,000-30,000 sq ft	Rigby & Co 01332 203377
Pentagon House, Sir Frank Whittle Road	23,000 sq ft	Innes England 01332 362244
Lonsdale House, Lodge Lane	16,000 sq ft	Salloway 01332 298000
Midland House, Nelson Street	15,000 sq ft	Innes England 01332 362244
St Helen’s Court, St Helen’s Street	13,000 sq ft	Gadsby Orridge 01332 290390
Mallard House, Wyvern Business Park	11,000 sq ft	Raybould & Sons 01332 295555



QUALITY OPPORTUNITY

All information contained within this publication is correct at time of going to print February 2010.
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Quality city

Derby
does it