

TO LET

- ASPIRE HOUSE -

✉ hello@exeid.com

☎ 01332 650 505

Sitwell Street
Derby
DE1 2JT

WHY ASPIRE HOUSE?

- ✓ Flexible terms
- ✓ Kitchen and breakout areas
- ✓ Good public transport links
- ✓ In a city center location
- ✓ Meeting rooms available
- ✓ Onsite Parking available
- ✓ Options for access control, video intercom, and accessibility.

AVAILABILITY

- 1st Floor -



SIZE
5,200 Ft
CLASS
E / B1
SPACE USE
Office
CONDITION
Full Build-Out

- ✔ Traditional and Flexible terms available
- ✔ Option for bespoke fit out
- ✔ Capacity for over 150 individuals.
- ✔ Currently equipped with over 100 desks.
- ✔ Available for rent as a whole or in parts.

AVAILABILITY

- 4th Floor -



SIZE
250- 3,000SF
CLASS
E / B1
SPACE USE
Office
CONDITION
Full Build-Out

- ✓ Flexible and traditional terms available
- ✓ Option for bespoke fit out
- ✓ Break-out & Kitchen area
- ✓ Meeting room available

LOCATION

Located in Derby city centre, our location is in a close proximity to a wide range of amenities with The Derbion Shopping Centre on its doorstep. Easily accessible local transport and onsite parking (*on request) caters to your needs as well as those of your clients and employees.



Surrounded by excellent road networks



3 minute walk to the Derbion shopping centre



8-minute walk to Bus Station



High Footfall area

[View Location on a Map or Streetview](#)



ENQUIRE & VIEW

ASPIRE HOUSE

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