

50% OF
OFFICES LET/
UNDER OFFER

www.denbyhallbusinesspark.co.uk

NEW WINNINGS COURT | DENBY | DERBYSHIRE | DE5 8NN

IMMEDIATELY
AVAILABLE



**NEW HIGH QUALITY OFFICES
TO LET / FOR SALE**

- PRESTIGIOUS NEW OFFICE DEVELOPMENT ON ESTABLISHED BUSINESS PARK
- UNITS AVAILABLE TO BUY OR LEASE
- OFFICES AVAILABLE FROM 1,358 - 5,432 SQ FT (126 - 504 SQ M)
- 9 MILES TO THE NORTH OF DERBY CITY CENTRE, 2 MILES SOUTH OF RIPLEY TOWN CENTRE AND HALF A MILE TO DENBY POTTERY VILLAGE.

LOCATION

The development is situated on the Derby Road (B6179), equidistant between Ripley and Kilburn and half a mile from Denby Pottery Village.

Denby Hall Business Park is located to the north of Derby providing good access to the A38 and Junction 28 of the M1 motorway.

The surrounding towns of Alfreton, Ripley and Belper offer a range of amenities and Derby City Centre is approximately 9 miles to the south.

Existing occupiers on the business park include DEB, Techno Cargo, Derwent Displays, Tubesheet and H L Plastics. Denby Pottery's manufacturing facility and factory shop is also located in close proximity.

ACCOMMODATION

New Winnings Court comprises 6 high quality office buildings situated to the front of the successful Denby Business Park. Buildings are now available for immediate occupation. Approximate Net Internal areas as follows. Floor plans are available on request.



SPECIFICATION

Units are to be built to a high specification, to include the following:

- AIR CONDITIONING
- RAISED ACCESS FLOORS
- BRICK AND FEATURE STONWORK
- GENEROUS CAR PARKING
- CARPETED THROUGHOUT
- RECESSED LED LIGHTING
- WC'S ON EACH FLOOR
- PROVISION FOR LIFT
- HIGH SPEED BROADBAND AVAILABLE NEARBY

	GROUND FLOOR	FIRST FLOOR	TOTAL
1	1,358 sq ft (126.15 m ²)	UNDER OFFER	2,716 sq ft (252.29 m ²)
2	1,358 sq ft (126.15 m ²)	UNDER OFFER	2,716 sq ft (252.29 m ²)
3	1,358 sq ft (126.15 m ²)	1,358 sq ft (126.15 m ²)	2,716 sq ft (252.29 m ²)
4	1,358 sq ft (126.15 m ²)	1,358 sq ft (126.15 m ²)	2,716 sq ft (252.29 m ²)
5	2,173 sq ft (201.84 m ²)	2,173 sq ft (201.84 m ²)	4,346 sq ft (403.69 m ²)
6	972 sq ft (90.33 m ²)	LET	1,944 sq ft (180.65 m ²)

- OFFICE 1 - 12 PARKING SPACES
- OFFICE 2 - 12 PARKING SPACES
- OFFICE 3 - 12 PARKING SPACES
- OFFICE 4 - 12 PARKING SPACES
- OFFICE 5 - 18 PARKING SPACES
- OFFICE 6 - 9 PARKING SPACES

TENURE

Offices are available to let by way of a new lease on terms to be agreed, or to purchase by way of a 999 year long leasehold interest.

SERVICE CHARGE

A service charge will be levied for upkeep and maintenance of common areas. Please contact the agents for further details.

RENT/PRICE

On application to the Agents.

FURTHER INFORMATION

Please contact the joint Agents.

ANDREW GROVES / NEIL HARRIS

NICK HOSKING

Developed by:



Garner Holdings

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