

# RIDLEYTHAW



## TO LET

Office Space - 4,446 sq ft

Godkin House  
Park Road  
Ripley  
Derbyshire  
DE5 3EF

- Sub-divided into smaller rooms
- Recently refurbished
- Ripley Town Centre Accessed off A38
- Prominently Position at the junction of Park Rd & Wellington St

0161 669 4000 | [rtlip.co.uk](http://rtlip.co.uk)

# RIDLEYTHAW

## Location

Ripley is a market town and is located in the Amber Valley. Within a 14 mile radius, the centres of Derby, Mansfield and Nottingham can be reached. The town is located on the A38, which provides access to junction 28 of the M1 approximately 5 miles to the North East.

The property is located at the junction of Park Road and Wellington Street, to the south east of the town centre.

## Description

Godkin House is a converted Victorian Mill of traditional brick construction and accommodation is arranged over 3 storeys. The subject premises is the rear section of the property.

## Accommodation

4,446 sq ft (413.05 sq m)

## Tenure

The property is available by way of a new FRI lease for a term of years to be agreed.

## Rent

POA.

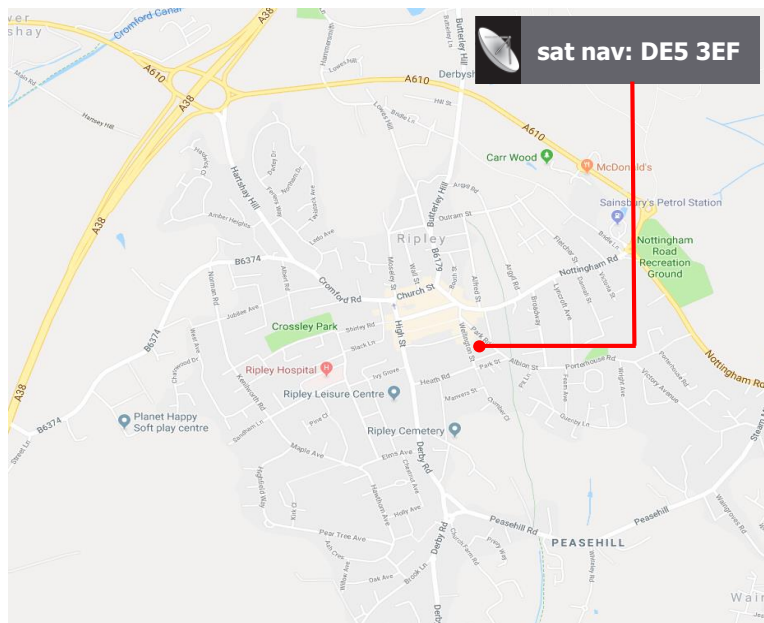
## VAT

All figures are exclusive of, but may be subject to VAT.

## Viewing/further information please contact:

Thomas Sharples at Ridley Thaw LLP

[ts@rtltp.co.uk](mailto:ts@rtltp.co.uk)



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991: Ridley Thaw for themselves and for the vendor 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 any intending purchasers or lessees and do not constitute, nor constitute 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 in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Ridley Thaw has any authority to make or give any representation or warranty whatsoever in relation to this property.

0161 669 4000 | [rtltp.co.uk](http://rtltp.co.uk)