



NEW WINNINGS COURT

DENBY . DERBYSHIRE . DE5 8NN



HIGH QUALITY OFFICES TO LET / FOR SALE

- Offices available from 1,350 – 5,430 sq ft (125 – 504 sq m)
- Prestigious new office development on established Business Park
- Excellent access to the A38/A61
- Approx 9 miles to the North of Derby City centre, 2 miles south of Ripley town centre & 1/2 mile to Denby Pottery Village
- Secure modern Business Park
- Generous car parking on site



FLEXIBLE TERMS AVAILABLE

SPECIFICATION

Offices have been built to a high specification, to include the following:

-  Air conditioning
-  WC's on each floor
-  Raised access floors
-  High speed lifts and DDA compliant access
-  Brick and feature stonework
-  High speed broadband available
-  Generous car parking
-  Buildings may be available on a floor by floor basis
-  Carpeted throughout
-  Expansion land available
-  Recessed LED lighting



 360° IMAGES

ACCOMMODATION

New Winnings Court is a prestigious new office development and comprises **6 high quality office buildings** situated to the front of the successful Denby Hall Business Park. Buildings are now available for immediate occupation. Approximate Net Internal areas as follows.

Floor plans are available on request.



	GROUND FLOOR	FIRST FLOOR	TOTAL
1	1,358 sq ft (126.15 m ²)	1,358 sq ft (126.15 m ²)	2,716 sq ft (252.29 m ²)
2	1,358 sq ft (126.15 m ²)	1,358 sq ft (126.15 m ²)	2,716 sq ft (252.29 m ²)
3	1,358 sq ft (126.15 m ²)	1, FIRST FLOOR LET	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	LET	1,944 sq ft (180.65 m ²)

There is a development site of approx. 1 acre (0.4 Hectares) that immediately adjoins the New Winnings Court office scheme. This site is suitable for any office occupiers ancillary requirements e.g. construction of further office accommodation, car parking or other employment uses, subject to planning. The availability of this adjoining site may give any occupier a valuable opportunity for future expansion.



LOCATION

The offices are located 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 having excellent access to the A38 (Birmingham to J28 M1) and the A61 (Alfreton and Chesterfield).

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.



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GOOGLE MAPS](#)



TENURE

Offices are immediately 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. Competitive packages and short term leases available.

SERVICE CHARGE

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

EPC

Buildings have EPC Ratings of A (22-25)

RENT/PRICE

On application to the Agents.

FURTHER INFORMATION

Please contact the joint agents.

ANDREW GROVES / NEIL HARRIS

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