



**Units 1 & 2 New Winnings Court, Denby Hall Business Park, Derby Road,
Denby, Derbyshire DE5 8NN**

HIGH QUALITY OFFICES

- ▶ **1,358 - 5,432 sq ft - can split**
- ▶ **Prestigious new office development on established business park**
- ▶ **Excellent access to A38/A61**
- ▶ **Generous onsite parking**

For enquiries and viewings please contact:



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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.

Description

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. Floor plans are available on request.

Accommodation

	Sq M	Sq Ft
Ground Floor	126.2	1,358
First Floor	126.2	1,358
Total	504.6	5,432

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises have Class B1 Office consent under the Use Classes Order 1987.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Also available freehold.

Business Rates

The premises are to be assessed for business rates.

Price/Rent

Rent/Price on application

Service Charge

A service charge will be levied for upkeep and maintenance of common areas.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with Innes England or our joint agent: Neil Harris or Harris Lamb Tel: 0122 455 9455

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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