



WAREHOUSE AND INDUSTRIAL UNITS AVAILABLE VIA DESIGN AND BUILD TO LET / FOR SALE

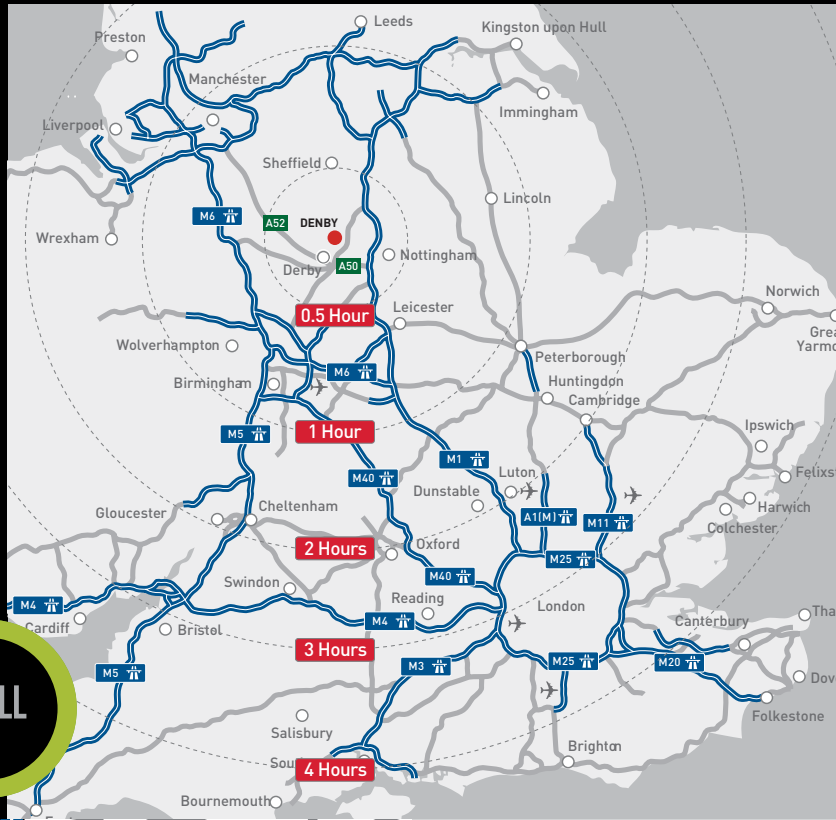
- ESTABLISHED BUSINESS PARK LOCATION
- UNITS AVAILABLE FROM 5,000 - 120,000 SQ FT
- FREEHOLD OR LEASEHOLD
- WITHIN PROXIMITY OF A38, PROVIDING EASY ACCESS TO DERBY (SOUTHBOUND) AND J28 M1 (NORTHBOUND)
- "OVEN READY" DEVELOPMENT PLOTS, FULLY SERVICED AND READY TO GO

LOCATION

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.



TRAVEL

LOCATION	DISTANCE	CAR DRIVE TIME	HGV DRIVE TIME
A38	2.5 miles	3 minutes	5 minutes
M1 Junction 28	8 miles	10 minutes	13 minutes
A50 Junction 4	13 miles	13 minutes	17 minutes
East Midlands Airport	22 miles	26 minutes	30 minutes
Nottingham	22.5 miles	29 minutes	40 minutes
Sheffield	36 miles	40 minutes	50 minutes
Birmingham	46 miles	1 hour	1 hour 20
Manchester	66 miles	1 hour 35	1 hour 50

OPPORTUNITY

Industrial/warehouse units from 5,000 - 120,000 sq. ft. available on a design and build basis to suit individual occupier requirements. Units will be built to a high specification and design and will be suitable for B1c, B2 and B8 Uses.

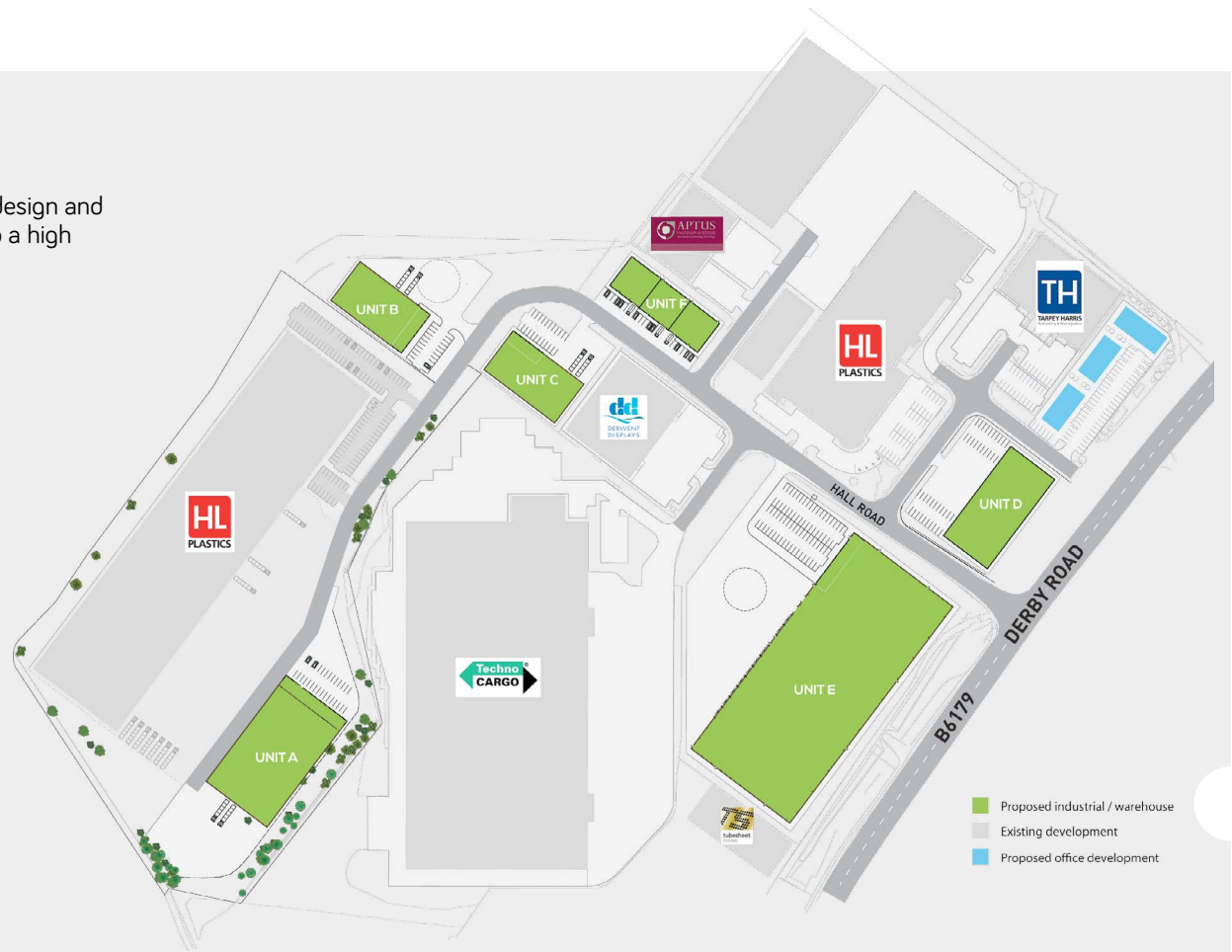
PLOTS	APPROXIMATE GROSS ACREAGE*	BUILDINGS UP TO
A	1.9 acres	39,900 sq ft
B	0.75 acres	17,382 sq ft
C	0.75 acres	17,082 sq ft
D	1.37 acres	22,280 sq ft
E	5.54 acres	120,000 sq ft
F	0.8 acres	19,257 sq ft

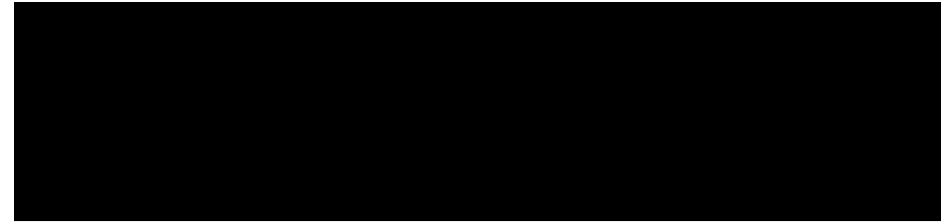
*subject to final clarification of site boundaries

Garner Holdings can work with occupiers to deliver a bespoke solution in line with operational requirements, however, all units will be built to a high specification to include the following:

- 6-10M EAVES SUBJECT TO UNIT SIZE
- MIXTURE OF DOCK LEVEL AND GROUND LEVEL DOORS AS REQUIRED
- CONCRETE FLOOR SLAB
- WAREHOUSE LIGHTING
- 5-10% INTERNAL OFFICE CONTENT TO INCLUDE CARPETED FLOORS, SUSPENDING CEILING WITH RECESSED LIGHTING, AIR CONDITIONING AND PERIMETER TRUNKING
- ABILITY FOR SECURE YARDS, DEDICATED FOR LARGER FOOTPRINTS AND SHARED FOR SMALLER UNITS
- CAR PARKING

This is an indicative specification and buildings can be designed to specific occupier requirements subject to lease terms/price.





TENURE

Buildings available on a leasehold and freehold basis.

RENT/PRICE

Upon application.

Further information available from the joint agents:

ANDREW GROVES / NEIL HARRIS

STUART WAITE / SEAN BREMNER

andrew.groves@harrislamb.com
neil.harris@harrislamb.com

stuart@cppartners.co.uk
sean@cppartners.co.uk

Developed by:



Garner Holdings

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