

[denby 242]

DENBY HALL, DERBY ROAD, DENBY, DERBYSHIRE DE5 8NN



To Let / For Sale
New warehouse / Industrial unit
244,438 sq ft (22,709 sq m)

GREAT SPACE portfolio

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Denby 242: 244,438 sq ft (22,709 sq m)

Location

Denby 242 is the flagship development on Denby Hall Business Park. It incorporates a number of energy efficient features in its design and construction to ensure that the running costs and environmental impact are well managed, and it has also achieved a BREEAM rating of 'very good'.

Denby 242 has good access to the A38 and the M1 at Junction 28. It also offers good links to both the A50 and the M6 and the centres Ripley, Belper and Alfreton.

Demographics

For distribution and manufacturing sector occupiers, 78% of the UK population are reached within a four hour drive time.

Occupiers

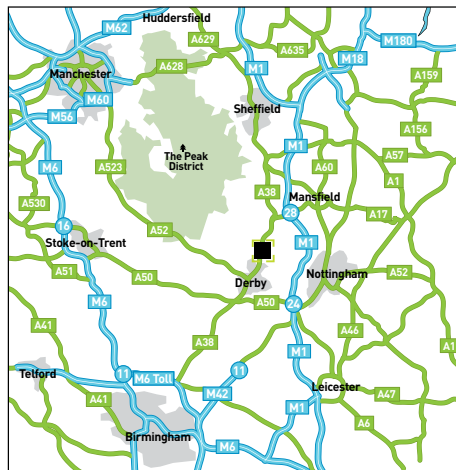
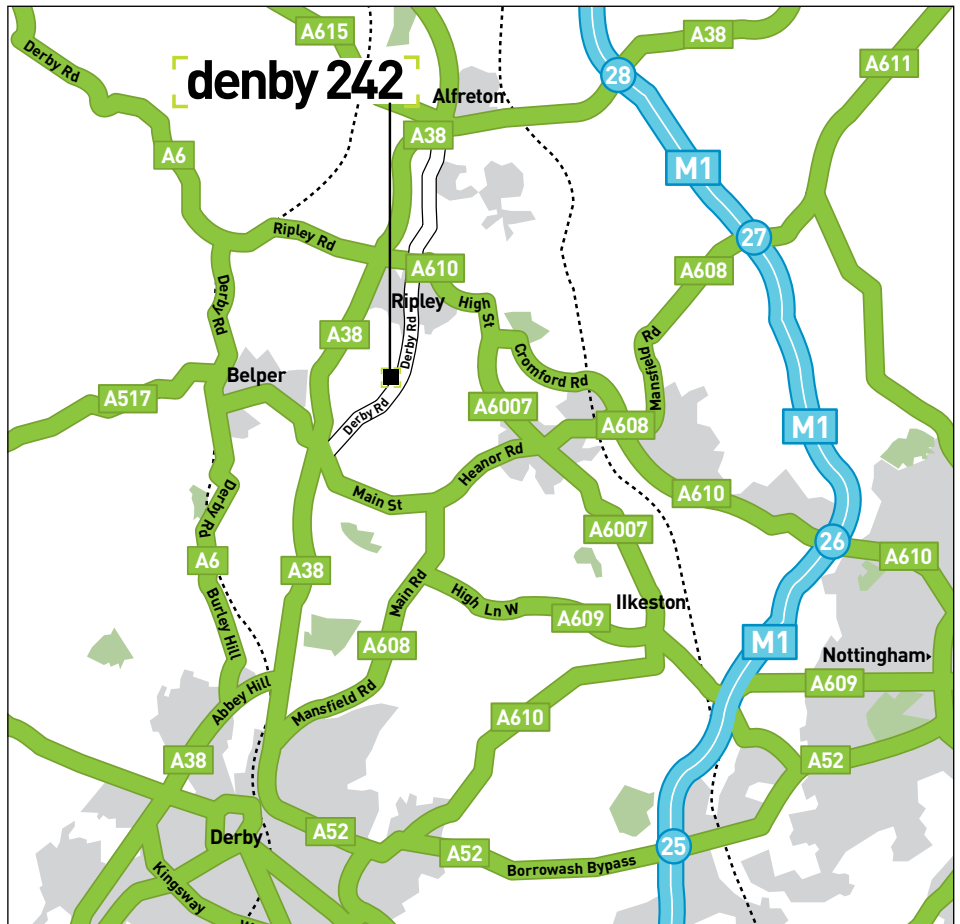
Local occupiers include Pilkington Glass, Johnson Diversey, Ross Ceramics, HL Plastics, DEB Group, Quinn Plastics and Denby Pottery.

Accommodation

Denby 242 offers a warehouse and an attached three storey office block.

Production/ Warehouse:	231,264 sq ft	21,485 sq m
Offices:	13,174 sq ft	1,224 sq m
Total:	244,438 sq ft	22,709 sq m

Measured on a gross internal area basis



Not to Scale - For Identification Purposes Only.

Drivetimes

Towns/Cities	Miles
Derby	9
Ashfield	13
Mansfield	15
Nottingham	16
Sheffield	38
Leicester	39
Airport Distances	
East Midlands	22
Doncaster	47



Specification

The unit has been designed and constructed to an institutional standard. Further information is available at www.greatspaceportfolio.com.

- Fully fitted three storey offices with full access rased floors
- Quality entrance cores and communal service areas
- Dedicated parking with 180 car spaces
- Clear internal eaves height of 12.5m
- Floor loading of 50kNm2
- 4 level access doors
- 20 dock level access doors
- 50m secure concrete service yard
- Fully landscaped self contained site
- Provision for future gatehouse
- BREEAM 'very good rating'



Planning

Planning consent has been granted for use falling within class B8 (Storage and Distribution).

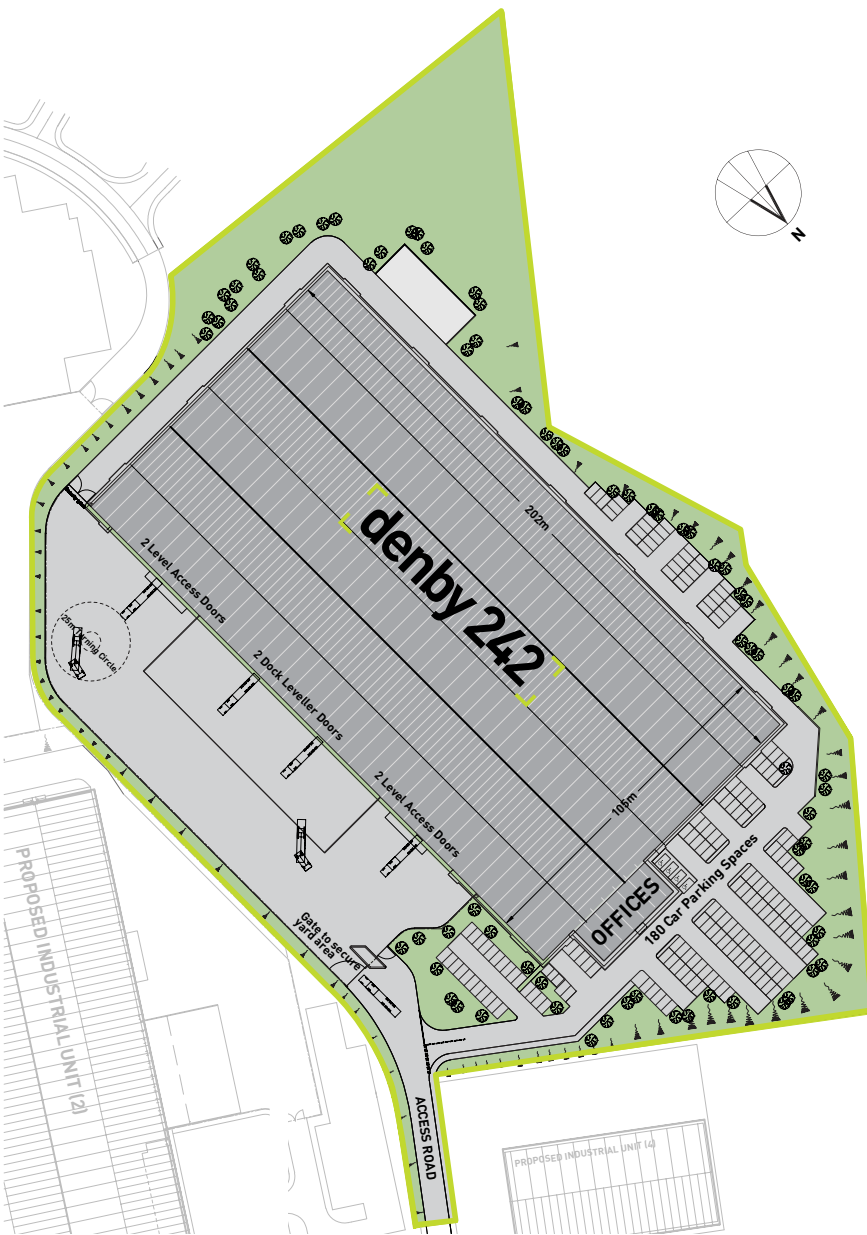
Terms

The unit is available on a leasehold basis although consideration may be given to a freehold disposal.









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For further information
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