




<p>OSMASTON ROAD, DERBY - 555</p>	<p>£600 PER WEEK</p>
	<ul style="list-style-type: none"> • Ideal for roadside type uses such as car sales, car wash, haulage, plant hire, open land storage. • Secure site slightly set back from road, surfaced and with small buildings on part. • Flexible term leasing • Design & build option • Excellent prominent location – main road frontage – close to outer ring road. • Large residential catchment area. • Derby population in excess of 300,000
<p>UNICORN BUSINESS PARK, RIPLEY</p>	<p>OFFICE / LIGHT INDUSTRIAL UNITS TO LET</p>
	<ul style="list-style-type: none"> • Highly specified office units of approx. 2992 sq ft, 2790 sq ft and 2040 sq ft • Situated in Town Centre Business Park • Recently refurbished to a high specification • Allocated parking with public car parking close by • 2790 sq ft basement unit with natural light • Available on “easy in, easy out” terms or longer lease if required • Rentals from £5 per square foot exclusive or £20 per square foot inclusive on “easy in, easy out” basis
<p>SITWELL BUSINESS CENTRE, RIPLEY - UNIT F</p>	<p>TO LET £15,000 PAX</p>
	<ul style="list-style-type: none"> • Excellent corner position at entrance to thriving industrial estate • Total scheme size approximately 33,840 sq ft (3,145 sq m) with maximum eaves height 4 m, reducing to rear • Self contained with excellent external car parking and servicing area on secure site • Good accessibility onto A38 Trunk Road and to Junction 28 of the M1 Motorway • Excellent local pool of labour

SITWELL BUSINESS CENTRE, RIPLEY - UNIT 5

**FOR SALE £199,950 or
TO LET £17,000 PER ANNUM**



- Excellent industrial unit with offices on modern, small industrial estate totalling 3,748 sq ft (348.3 sq m) – gross internal area
- Includes well appointed and attractive office accommodation
- 9 car parking spaces
- Excellent location close to A38 Trunk Road and convenient for Junction 28 of the M1 Motorway
- Close to Ripley town centre with excellent local pool of housing and labour

**DERWENT BUSINESS PARK, HEAGE ROAD,
RIPLEY, DERBYSHIRE**

TO LET £7,500 PER UNIT



- Brand new industrial unit to let
- Established business park location
- Attractive part brick & part profile steel elevations
- Good eaves height
- Floor area 1,376 square feet
- Fitted roller shutter doors, toilets
- Generous car parking & servicing area
- Use – B1, B2 light industrial