ON THE INSTRUCTIONS OF GODKIN HOLDINGS

UNIT 2 UNICORN BUSINESS PARK WELLINGTON STREET RIPLEY

High Quality Office to Let

- Highly specified office units of approx. 2400 square feet
- Large open building offering ideal location for commercial tenants for offices or B1/B8 use
- Situated in Town Centre Business Park
- Specification to include suspended ceilings, category 2 lighting, carpeting, individual toilet facilities to each suite, attractive elevational treatments, electric central heating (alternatively to suit individual tenant's requirements)
- Allocated parking with public car parking close by
- Available on "easy in, easy out" terms or longer lease if required
- Rentals from £10 per square foot exclusive

For further details please contact Hugh Broadbent of Chartex Ltd.
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INTRODUCTION

Unicorn Business Park is a former mill complex, which has been subject to tasteful restoration, upgrading and conversion into high quality offices offering a combination of character buildings and Twenty-First Century facilities. Wellington Street is on the edge of Ripley Town Centre and is primarily a commercial location, although there is also residential adjoining part of this scheme.
Ripley offers excellent Town Centre facilities and its location is convenient for the A38 Trunk Road, which connects Derby to the south and Junction 28 of the M1 Motorway to the north-east. Ripley is convenient for the surrounding towns of Alfreton, Belper, Chesterfield, Heanor, Ilkeston and Langley Mill, etc, as well as the city of Nottingham. The A610 Trunk Road, which also runs through the town, connects through to Junction 26 of the M1 Motorway and provides a good link into Nottingham. The nearest Railway Stations are at Alfreton Parkway or Belper.

DESCRIPTION

Unicorn Business Park is in three main blocks, and the new development offers good quality accommodation. There is 1 unit currently available and these will be fitted out to suit incoming tenants. The general specification could include the following:

- Suspended or plastered ceilings, plastered walls
- Category 2 lighting throughout
- Good quality contract carpeting throughout
- Electric heating
- Some secure on site car parking
- Disabled toilet facilities for each unit
- Attractive brick elevations and fenestration detailing.

TERMS

The unit is available on the following terms

1. Lease – for a period of three years plus, £10 per square foot for offices. The rent is exclusive of rates, water, utility costs, etc and there would also be a service charge as a contribution towards external maintenance, car parking, etc, estimated at an interim amount of £1 per square foot and an insurance costs as a contribution to the buildings insurance premium. It would be necessary for a formal lease to be drawn up by the landlord's solicitor and the cost of this would be met by the tenant.

VALUE ADDED TAX

All charges are subject to Value Added Tax.

SERVICES

All relevant mains services are understood to be connected to the property.

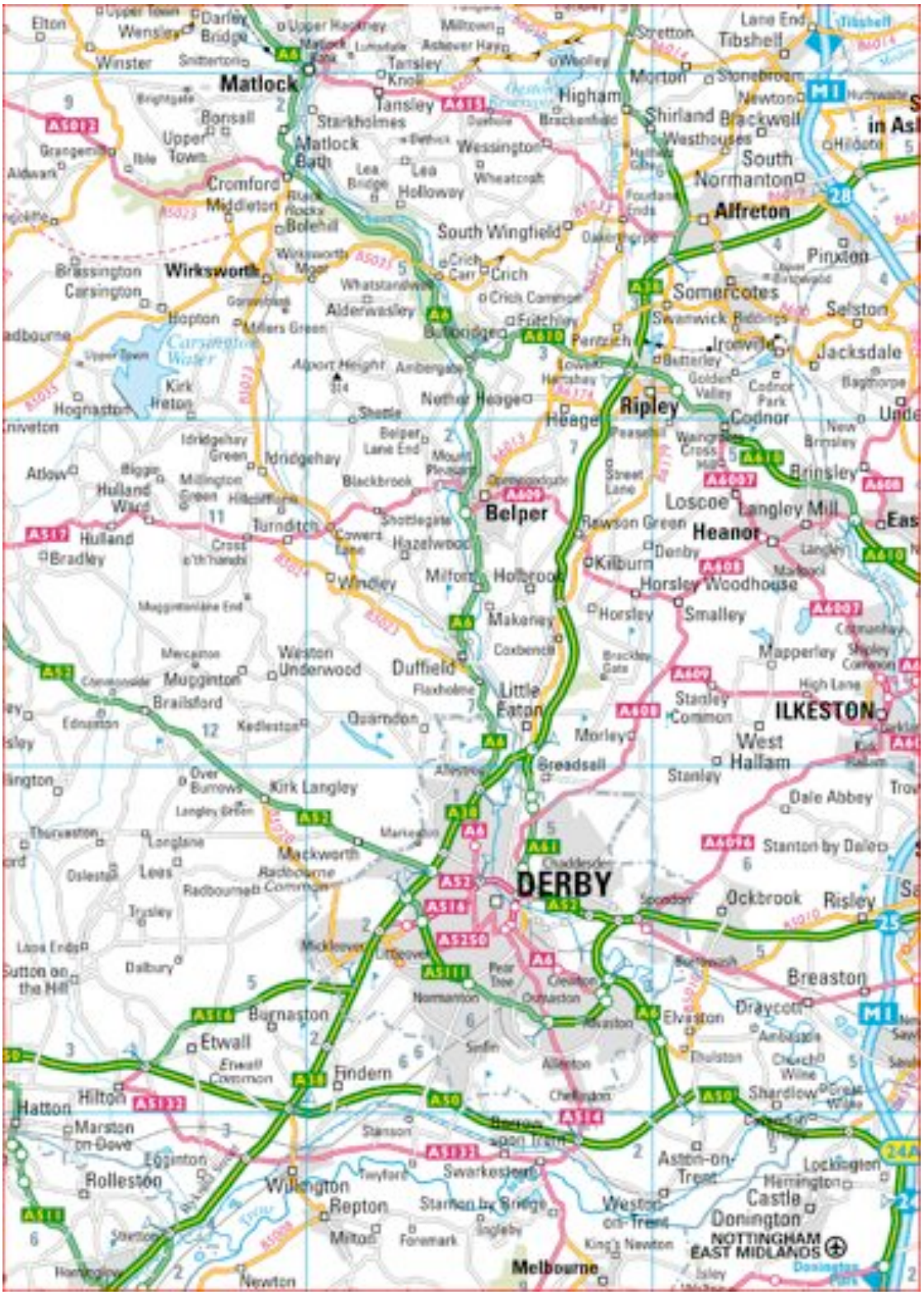
VIEWING

Strictly by arrangement through agents, Chartex Ltd.

Contact either Hugh Broadbent
Telephone - (01773) 599990

SHJ/pjc/14.02.08
Subject to Contract

LOCATION PLAN



Ordnance Survey
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