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ON THE INSTRUCTIONS OF GODKIN HOLDINGS

UNICORN HOUSE, WELLINGTON STREET RIPLEY, DERBYSHIRE, DE5 3DZ

High Quality Offices to Let

- Highly specified office units of approx. 11,000 square feet
- Large open building offering ideal location for commercial tenants for offices
- Specification includes suspended ceilings, category 2 lighting, carpeting, individual toilet facilities and air conditioning
- Allocated parking with public car parking close by
- Available on "easy in, easy out" terms or longer lease if required
- Rentals from £7.95 per square foot exclusive
- DDA Compliant
- Will consider part lets

For further details please contact Hugh Broadbent of Chartex Ltd.
Tel: 01773 599990 Fax: 01773 880828 Email: hugh@chartex.co.uk
62 King Street, Belper, Derbyshire DE56 1PZ

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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 House totals over 11,000 square feet and offers good quality accommodation. The main areas are sized as follows;

Reception 5.22m by 6.893m
Board Room 6.226m by 5.228m
File Room 5.554m by 5.493m and 4.086m by 6.853m
Office Block 18.92m by 8.904m
Office Block 16.753m by 14.070m
Office Block 15.679m by 14.084m
Office Block 11.366m by 5.461m

With an additional areas for kitchen, loos, single offices, canteen and recreational space.

These areas can be sub divided or opened up to suit.

The general specification includes the following:

- Suspended or plastered ceilings, plastered walls
- Category 2 lighting throughout
- Good quality contract carpeting throughout
- Air conditioning
- Secure on site car parking
- DDA compliant
- Attractive brick elevations

TERMS

The unit is available on the following terms:
Lease to be agreed by both parties. Incoming tenant to be responsible for landlord's reasonably incurred costs.

VALUE ADDED TAX

All charges are subject to Value Added Tax.

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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

17.11.09
Subject to Contract

PROPERTY MISDESCRIPTIONS ACT

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Chartex. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

Chartex (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

- These particulars do not constitute nor form any part of an offer or contract
- All statements contained herein as to this property are made without responsibility on the part of Messrs Chartex or the vendor/assignor/lessor
- None of the statements contained herein as to this property are to be relied upon as statements or representations of fact
- Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

The vendor/assignor/lessor does not make nor give neither Messrs Chartex or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.

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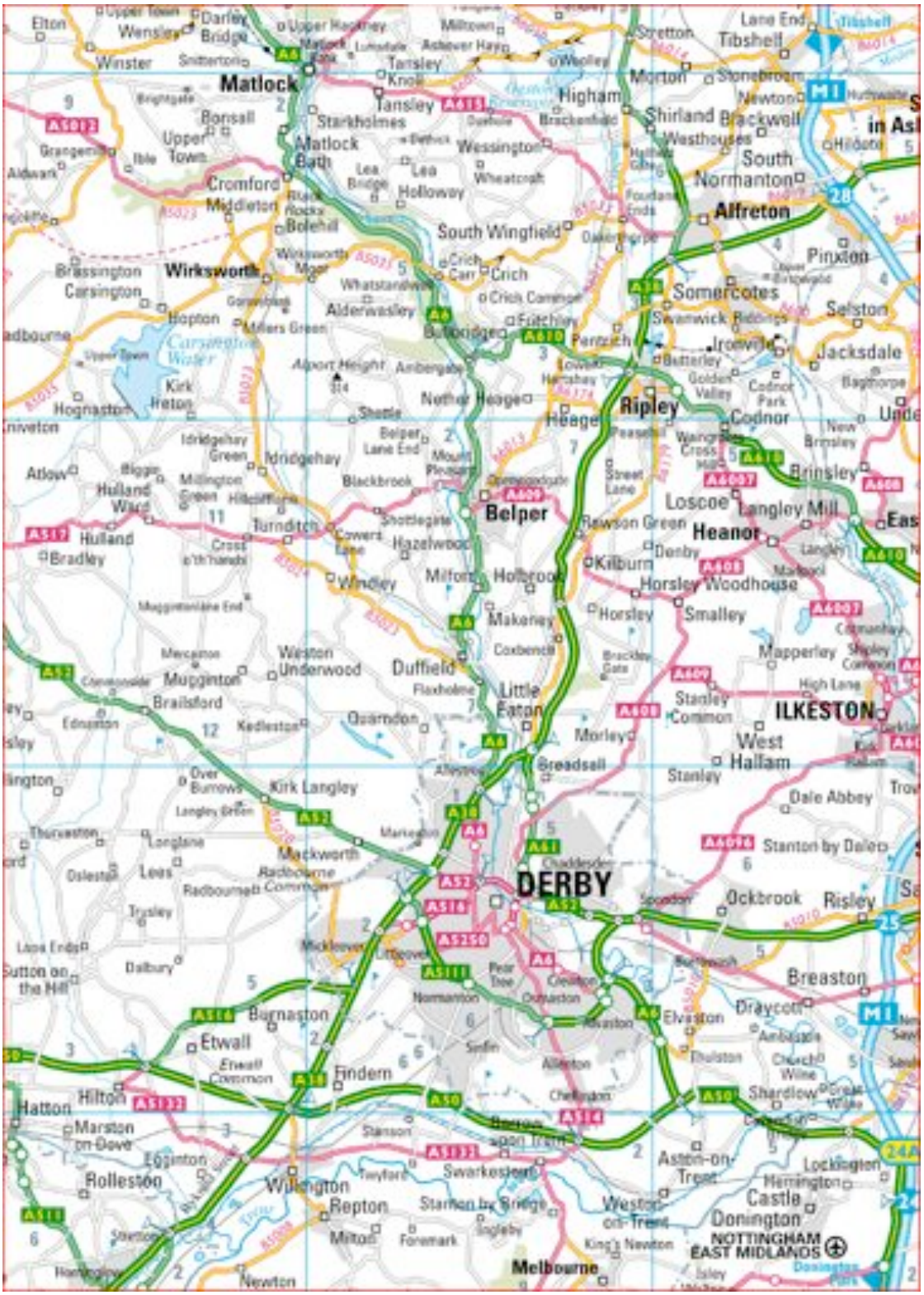
LOCATION PLAN



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