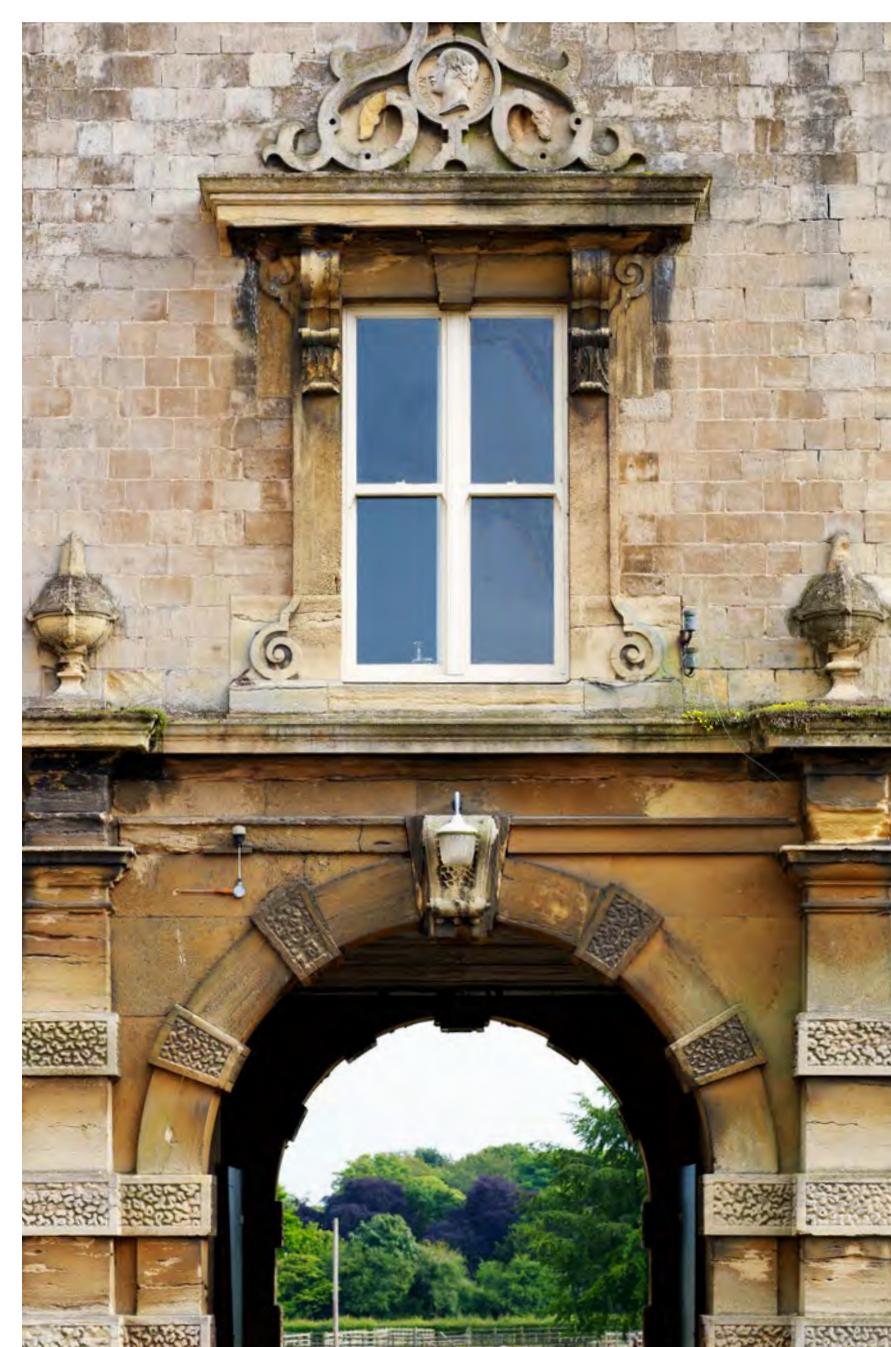




## The Welbeck Estate | Brewery Yard

*An exciting new opportunity for artisan food producers*



The Welbeck Estate is a 15,000 acre estate in rural North Nottinghamshire, approximately midway between Nottingham and Sheffield. At its heart stands historic Grade I listed Welbeck Abbey and Welbeck Village, an outstanding collection of heritage buildings in an idyllic rural setting.

The Brewery Yard project will bring about the conversion of a former farm building to create six food-standard units for new-start and SME artisan food producers. The Estate already has an exceptional food culture, with The School of Artisan Food and Welbeck Bakehouse nearby, an award-winning farm shop, and the Welbeck Abbey Brewery, Stichelton Cheese and Boutique Aromatique winning regular plaudits.

The Welbeck Estate offers an outstanding environment for business. A 100Mb capacity fibre-optic network throughout the Estate gives world-class broadband connectivity, and good road links to the M1 and A1 ensure easy access to the motorway networks. Nearby Retford railway station is on the East Coast mainline, enabling journey times of approximately 1hour 15mins to London.

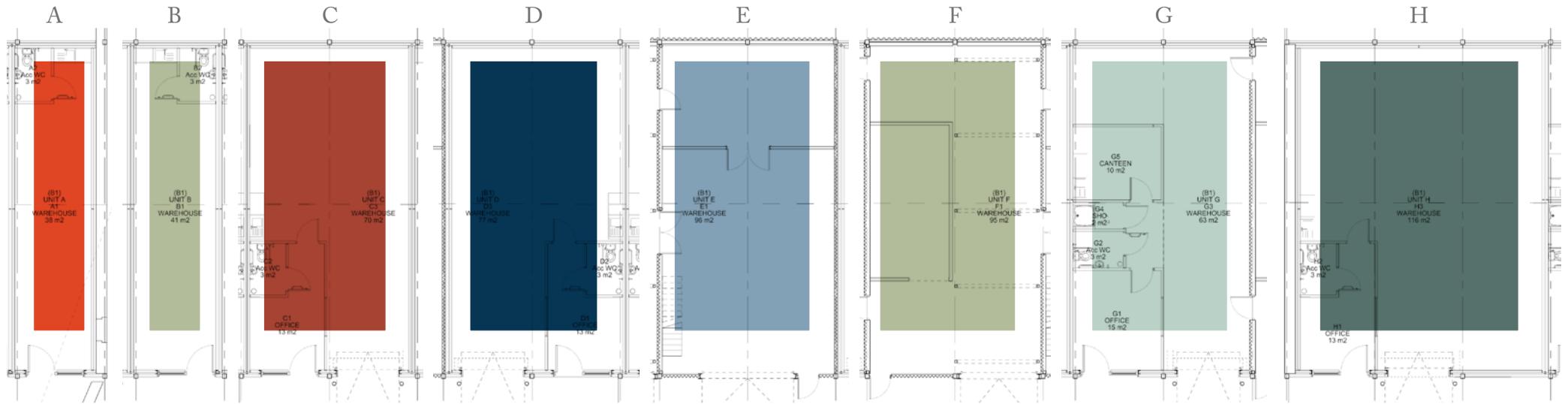
BOUTIQUE  
BAROMATIQUE  
FINE FRAGRANT CHOCOLATE



STICHELTON



# The Welbeck Estate Infrastructure for Enterprise Brewery Yard



## Unit A

38 sq m / 409 sq ft  
£275 per month  
£3,300 per annum

## Unit C

70 sq m / 753 sq ft  
£410 per month  
£4,920 per annum

## Unit E

Welbeck Abbey Brewery  
96 sq m / 1,033 sq ft

## Unit G

63 sq m / 678 sq ft  
£375 per month  
£4,500 per annum

## Unit B

41 sq m / 441 sq ft  
£275 per month  
£3,300 per annum

## Unit D

77 sq m / 879 sq ft  
£450 per month  
£5,400 per annum

## Unit F

Welbeck Abbey Brewery  
95 sq m / 1,023 sq ft

## Unit H

116 sq m / 1249 sq ft  
£575 per month  
£6,900 per annum



The Brewery Yard development will create food-grade units for new-start and SME artisan food producers, with units providing:

- | Food-grade units for artisan food producers
- | Separately metered three-phase electricity and LPG gas supply
- | Individual office, DDA compliant toilet and kitchenette facility
- | 300 Lux lighting within a suspended ceiling finish
- | Wipe-down walls and floors laid to drainage to allow wash-down
- | Roller shutter door and separate personnel door into office
- | Connection to 100 Mb fibre-optic network for superfast broadband
- | Ample parking and space for deliveries