



The Welbeck Project
 Creating
 a Sustainable
 Community.

The Welbeck Estate extends to some 15,000 acres in rural North Nottinghamshire and Derbyshire, approximately midway between Nottingham and Sheffield. At its heart stands historic Welbeck Abbey and Welbeck Village, an outstanding collection of heritage buildings in a rural setting.

True to Welbeck's tradition of innovation, we aim to develop a sustainable community based upon the four pillars of rural diversification, education, the creative industries and the arts. A unique place where creativity and business can thrive.





From left
to right:

Image 01
Carriage Court,
exterior

Image 02
Carriage Court,
interior

Carriage Court

S80 3LR

Carriage Court is located in the heart of Welbeck Village. Recently restored to an exacting specification, Carriage Court now provides modern office accommodation in seven self-contained suites, each fully networked with data points and server cabinet. The building is fully DDA compliant, with accessible toilet facilities to both floors, and a lift in the central reception area.

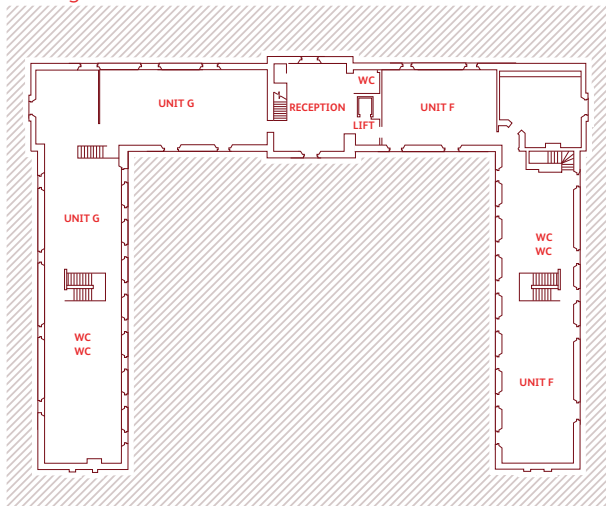
Ground Floor	sq m	sq ft	Rent (pa)	Rent (pcm)
A	66	705	£12,000	£1,000
B subSUB	45	484	Let	Let
C Effective Energy	119	1,281	Let	Let
D Effective Energy	107	1151	Let	Let
E Effective Energy	81	872	Let	Let

First Floor	sq m	sq ft	Rent (pa)	Rent (pcm)
F Avonside Renewables	213	2,293	Let	Let
G1 Leda Homecare	122	1,315	Let	Let
G2 NNTA	28	301	Let	Let
G3 Claylite Aggregates	15	161	Let	Let
G4 Peak Support	15	161	Let	Let
G5 Avonside Renewables	41	441	Let	Let

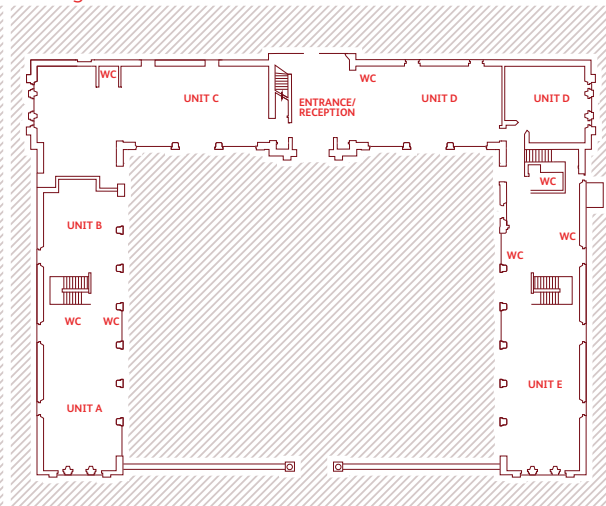
Carriage Court specification includes:

- _ High-quality offices in a refurbished historic building with 24/7 access
- _ Fully cabled self-contained suites with server cabinets
- _ Estate service charge, 24/7 Security & CCTV monitoring, grounds maintenance
- _ High quality and fully DDA compliant toilet and shower facilities
- _ Uncontended 100 Mb fibre-optic broadband from £25 pcm with SIP telephony
- _ Cleaning of all common areas including kitchen and toilets
- _ Buildings insurance & maintenance, water rates, office alarm
- _ Ample free car parking available
- _ Dedicated access to ground floor suites

Carriage Court First Floor Plan



Carriage Court Ground Floor Plan



From left
to right:

Image 01
Cavendish House,
exterior

Image 02
Cavendish House,
office interior



Cavendish House

S80 3LL

This modern building has recently been subject to a comprehensive refurbishment, and is now home to the Welbeck Estate Office, with serviced offices to the ground floor. Each suite provides self-contained accommodation, with server cabinet and full data-cabling. Cavendish House can also provide a 'virtual' tenancy option, giving your business a prestigious address at an affordable rate.

Ground Floor	sq m	sq ft	Rent (pa)	Rent (pcm)
1 UK Events & Security	59	635	Let	Let
2	42	452	£7,800	£650
3 Lakeland Computers	43	463	Let	Let
4 Prostar UK	35	382	Let	Let
5	27	290	£4,980	£415

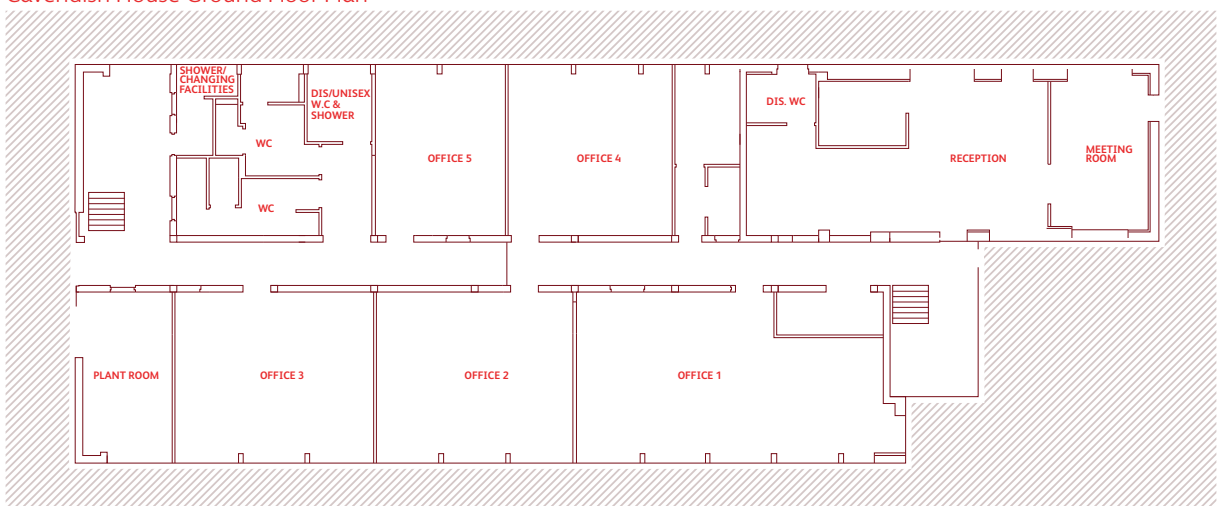
Cavendish House
specification includes:

- _ Rent, business rates, power, heating, lighting and water
- _ Uncontended 100 Mb fibre-optic broadband from £25 pcm with SIP telephony
- _ 24/7 access with office alarm, reception and telephone answering
- _ Use of the meeting room with WiFi projector
- _ Ample free parking
- _ High quality and fully DDA compliant toilet and shower facilities
- _ Cleaning of all common areas including kitchen and toilets
- _ Post sorting, outgoing mail collection, receiving deliveries
- _ Building maintenance and insurance, office alarm, landscape and grounds maintenance

The 'virtual' offices
package includes:

- _ £25 per calendar month fee with no other costs
- _ Registered postal address with post forwarding
- _ Dedicated phone number for your business
- _ Use of the meeting room with WiFi projector
- _ Manned reception with telephony and call forwarding
- _ Monthly contract, with only one month's notice to quit

Cavendish House Ground Floor Plan



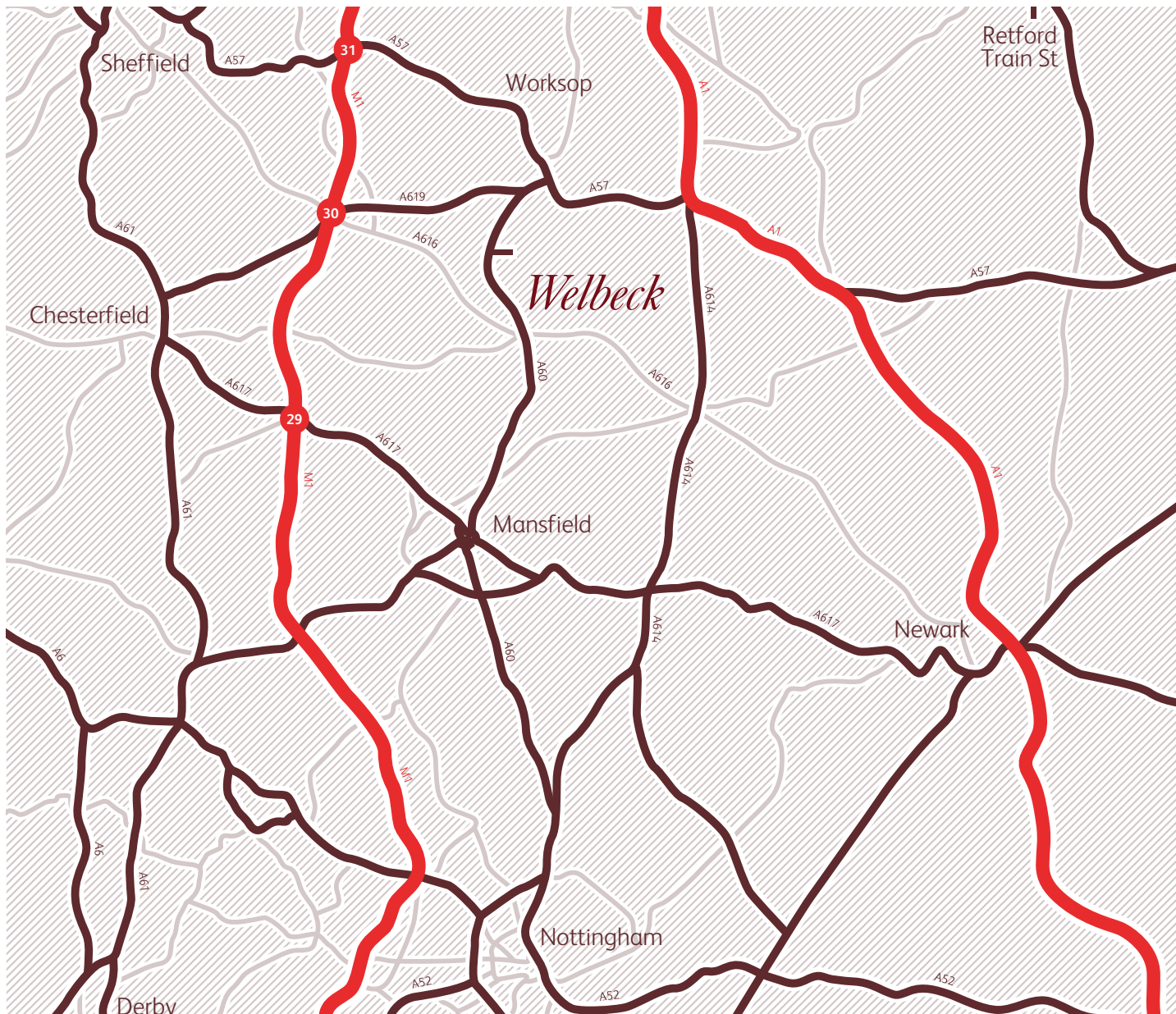
Distances

Located at the heart of the country, Welbeck is well placed for road and rail links, with both the M1 (seven miles) and A1 (ten miles) within a short drive of the Estate.

Retford railway station is thirteen miles away, with a direct schedule to London providing a best journey time of 95 minutes.

East Midlands Airport is approximately 56 minutes' drive and Robin Hood Airport is approximately 45 minutes' drive.

Town/City	Distance	Drive Time
Sheffield	24 miles	38 mins
Nottingham	27 miles	50 mins
Doncaster	28 miles	42 mins
Lincoln	32 miles	55 mins
Leeds	52 miles	1hr 4 mins
London	157 miles	2hrs 57 mins



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