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.
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.

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

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>sq m</th>
<th>sq ft</th>
<th>Rent (pa)</th>
<th>Rent (pcm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>66</td>
<td>705</td>
<td>£12,000</td>
<td>£1,000</td>
</tr>
<tr>
<td>B subSUB</td>
<td>45</td>
<td>484</td>
<td>Let</td>
<td>Let</td>
</tr>
<tr>
<td>C</td>
<td>119</td>
<td>1,281</td>
<td>£22,200</td>
<td>£1,850</td>
</tr>
<tr>
<td>D</td>
<td>112</td>
<td>1,206</td>
<td>£20,400</td>
<td>£1,700</td>
</tr>
<tr>
<td>E</td>
<td>81</td>
<td>872</td>
<td>£15,000</td>
<td>£1,250</td>
</tr>
<tr>
<td>First Floor</td>
<td>sq m</td>
<td>sq ft</td>
<td>Rent (pa)</td>
<td>Rent (pcm)</td>
</tr>
<tr>
<td>F Avonside Renewables</td>
<td>213</td>
<td>2,293</td>
<td>Let</td>
<td>Let</td>
</tr>
<tr>
<td>G</td>
<td>221</td>
<td>2,379</td>
<td>£40,200</td>
<td>£3,350</td>
</tr>
</tbody>
</table>

Carriage Court First Floor Plan
Carriage Court Ground Floor Plan
**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.

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>sq m</th>
<th>sq ft</th>
<th>Rent (pa)</th>
<th>Rent (pcm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 UK Events &amp; Security</td>
<td>59</td>
<td>635</td>
<td>Let</td>
<td>Let</td>
</tr>
<tr>
<td>2</td>
<td>42</td>
<td>452</td>
<td>£7,800</td>
<td>£650</td>
</tr>
<tr>
<td>3</td>
<td>43</td>
<td>463</td>
<td>£7,800</td>
<td>£650</td>
</tr>
<tr>
<td>4</td>
<td>35</td>
<td>382</td>
<td>£6,900</td>
<td>£575</td>
</tr>
<tr>
<td>5</td>
<td>27</td>
<td>290</td>
<td>£5,700</td>
<td>£475</td>
</tr>
</tbody>
</table>

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 reception service including 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

---

**From left to right:**  
Image 01  
Cavendish House, exterior  
Image 02  
Cavendish House, office interior  

---

**Cavendish House Ground Floor Plan**
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.