

# RIVERSIDE WORKS

BUXTON ROAD · BAKEWELL · DERBYSHIRE · DE45 1GS

TO LET  
BRAND NEW HIGH  
QUALITY TRADE/  
WAREHOUSE/  
RETAIL/WORK  
SPACE

A POWERHOUSE OF PEOPLE

From 1,000 to 15,000 sq.ft

RIVERSIDEWORKS.CO.UK

Under Construction · Available December 2024

LITTON

# LOCATION

Riverside Works is located in Bakewell, the largest town within Peak District National Park. The estate benefits from immediate access to the A6 (Buxton Road) which further links to the nearby towns of Matlock, Buxton, Derby, Chesterfield and Sheffield.

Situated within a 7-minute walk to public transport links and the amenities of Bakewell Town Centre in a picturesque and historic mill setting.

Riverside Works blends heritage and innovation, providing a unique home for a vibrant mix of local, regional and national industrial, trade, leisure and retail operators, including Chatsworth, Huber, Fitism and Thornbridge Brewery to name a few.

Location	Miles
Chesterfield	14
Sheffield	18
Derby	30
Manchester	34

# DEMOGRAPHICS

- 
**20 MILLION PEOPLE...**  
 live within 1 hours' journey of the Peak District.
- 
**MORE THAN 50 MILLION PEOPLE...**  
 live within 4 hours' journey.
- 
**13.25 MILLION VISITORS...**  
 to the Peak District each year.
- 
**APPROXIMATELY 6,600 VEHICLE MOVEMENTS...**  
 daily on the A6 at Bakewell.

Visitor Source: Media Centre Facts and Figures: Peak District National Park  
 Traffic Movements Source: Manual count point: 26160 (dft.gov.uk)



Bakewell

/// What3words  
 daytime.curiosity.surpassed

Click here  
 for Google map link



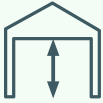









**BAKEWELL  
TOWN CENTRE**

- THE BAKEWELL BAKERY
- CHATS WORTH
- THORNBRIDGE TAPROOM
- THORNBRIDGE BREWERY
- THORNBRIDGE BREWERY
- THORNBRIDGE BREWERY
- THORNBRIDGE BREWERY
- ISL NETWORKS
- RR MOTORCYCLES
- THORNBRIDGE BREWERY
- CARR'S BILLINGTON
- FITISM
- TDV ELECTRICS
- DIGITAL URBAN
- DEFRA
- WYE BAKEHOUSE
- ARS
- TIN HUT CAFE
- HUBER UK
- ALDI
- RIVER WYE

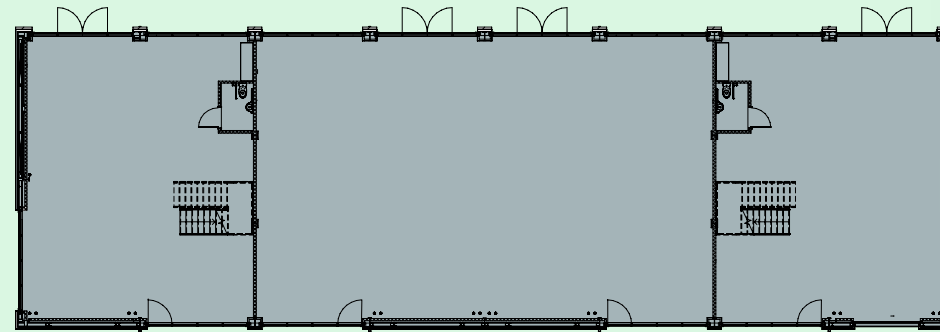
# DESCRIPTION & SPECIFICATION

The subject premises comprises high-quality new industrial/warehouse/trade/office/retail accommodation. The units will be of steel portal frame construction, with metal profile clad elevations and partial glazing to the front elevation, set beneath monopitched roofs incorporating translucent roof panels. The available accommodation will be finished to a high specification to include:

- Finished to a shell specification
- Personnel access door
- Partial glazing to the front elevation
- Electrically operated up and over sectional roller shutter doors
- W/C and kitchenette facilities
- Connection to all mains services
- Turnkey fit-out available by arrangement'

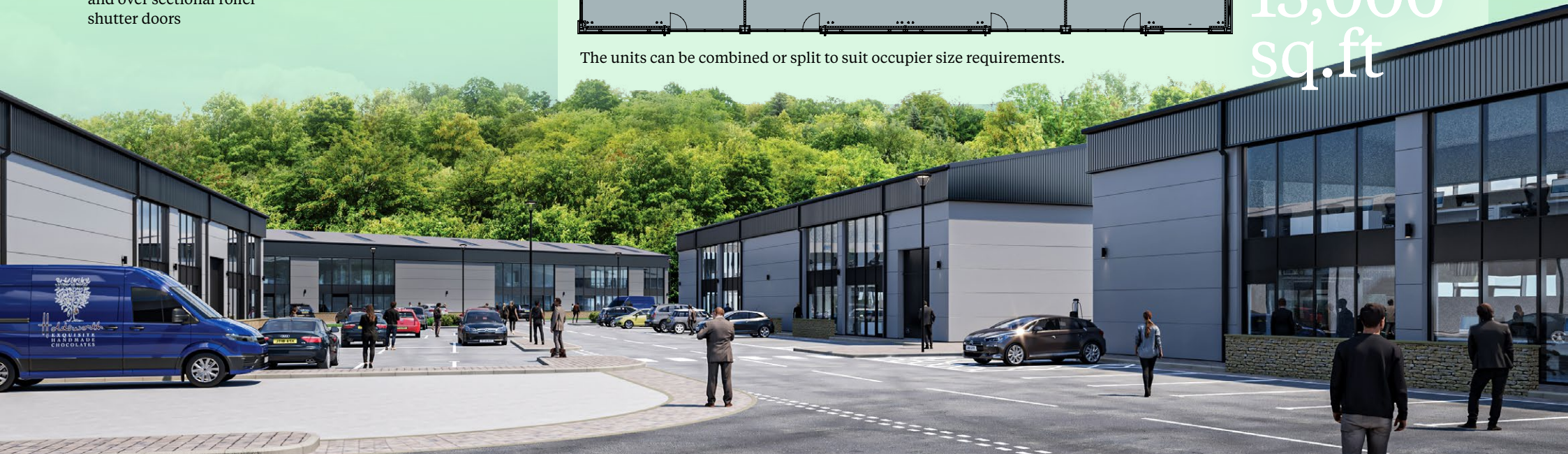
 <p>MINIMUM 6M EAVES HEIGHT</p>	 <p>MINIMUM LIVE LOADING OF 37.5 KN/M<sup>2</sup></p>	 <p>MINIMUM 10% ROOF LIGHTS</p>	 <p>EXCELLENT CAR PARKING PROVISIONS</p>	 <p>COMMUNAL OPEN-GREEN SPACES</p>
 <p>THREE PHASE POWER</p>	 <p>TARGETED EPC 'A'</p>	 <p>HI-SPEED FIBRE</p>	 <p>ON-SITE GREEN ENERGY</p>	 <p>ON-SITE GYM</p>

## TYPICAL FLOORPLAN:



The units can be combined or split to suit occupier size requirements.

From  
1,000  
to  
15,000  
sq.ft



# ACCOMMODATION

The available units provide the following Gross Internal Areas (GIA):

Description	Ground Floor (Sq.ft)	Mezzanine (Sq.ft)	Total Area (Sq.ft)	Total Area (Sq.m)
Building G	11,000	3,500	14,500	1,347
Building H (Units 3-6)	4,455	2,670	7,125	662
Building N (Units 4-8)	5,000	1,000	6,000	557
Building P (Units 7-8)	2,750	1,250	4,000	372
Building R (Unit 17)	8,750	2,500	11,250	1,045
<b>Total</b>			<b>42,875</b>	<b>3,983</b>

\* Buildings H, N and P are available from Q4 2024. Buildings G and R are available on a pre-let basis

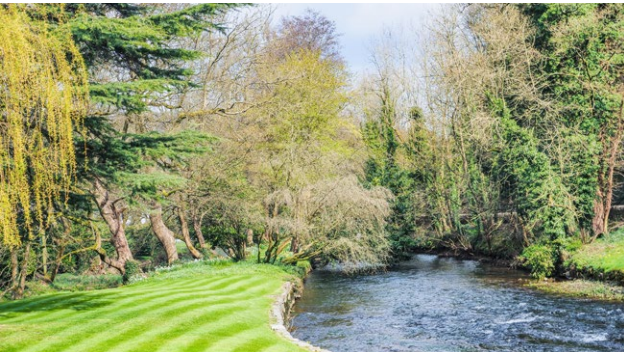
\*\* The units can be combined or split to suit occupier size requirements from 1,000 sqft



# COMMUNITY & VISION

In 1777, Joseph Arkwright changed the course of the River Wye to power his cotton mill. His legacy was followed by Dujardin Plante Battery Company, who set up a manufacturing plant in Arkwright's Lumford Mill in 1898.

Today, we're working in close partnership with local communities and wider stakeholders to craft a unique environment to work, stay, shop and play.



FOR  
BREWERS,  
BAKERS,  
DOERS &  
MAKERS.



Riverside Works is home to a number of well-loved brands and a wide range of quality, independent businesses. Our social hub of crafters and makers has something for everyone to try and enjoy, whether that be through food and drink, fitness or retail therapy.

The latest phase of our 225,000 sq ft site is due for completion Q4 2024 with space available for business from 1,000 to 15,000 sq ft.



“We have been on a journey with Riverside Works that has seen us go from a few small units to several buildings, culminating in the move to our magnificent new HQ and warehouse as part of the latest works. We have been able to increase our own workforce from the 10's to over 100 and we look forward to many more businesses and their staff joining us at Riverside in the near future.”  
- Thornbridge Brewery



Looking forward, planning consent has been granted and implemented for a 72-bed hotel further enhancing the existing blend of rich history, innovation and vibrant culture here at Riverside Works.

# FURTHER INFORMATION

## TERMS

The premises will be available to lease by way of new leases directly from the landlord on terms to be agreed.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## BUSINESS RATES

The units will be assessed for Business Rates following Practical Completion.

## ESTATE / SERVICE CHARGE

An estate / service charge will be payable by tenants to contribute to the maintenance and management of the wider estate.

## PLANNING

The available units will benefit from B2 / B8 / E class planning consent.

The units could be suitable for a variety of uses, including industrial / trade, retail and leisure, subject to any necessary planning consents.

## EPC RATING

EPCs will be available upon Practical Completion of the units.

## ANTI-MONEY LAUNDERING

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

# CONTACT.



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A development by  
**LITTON**

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