

NOTTINGHAM²⁶

NG16 3RY

M1J26

BUILDINGS FROM 44,300 - 451,700 sq ft

- PLANNING IN PLACE
- SITE INFRASTRUCTURE COMPLETE
- M1/J26 - 5 MINUTES VIA DUAL CARRIAGEWAY
- FREEHOLD OR LEASEHOLD

Indicative Image

A joint development

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FIRST INDUSTRIAL


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PROPERTIES

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PLANNING

Outline planning in place for the whole scheme along with reserved matters approval for a number of buildings.

DELIVERY

All enabling infrastructure is in place and the site has been levelled and prepared for development. Construction can therefore commence on completion of legal formalities allowing buildings to be delivered in as little as 10 months.

TENURE

Build to suit opportunities are available on either a freehold or leasehold basis.

CONNECTIVITY

The site is well placed with direct access to M1 at Junction 26 and the surrounding area offers excellent access to an experienced workforce.



INDICATIVE MASTERPLAN CGI



Units 2 & 3 can be combined to offer 88,600 sq ft

OTHER BUILDING SIZES ARE AVAILABLE BY NEGOTIATION

UNIT 1 - 89,700 sq ft

- Offices: 4,230 sq ft
- 24 HGV trailer parking spaces
- 90 car parking spaces
- 9 dock levellers
- 1 level access door
- 50m yard

UNIT 2 - 44,300 sq ft

- Offices: 2,126 sq ft
- 16 HGV trailer parking spaces
- 45 car parking spaces
- 5 dock levellers
- 1 level access door
- 50m yard

UNIT 3 - 44,300 sq ft

- Offices: 2,126 sq ft
- 12 HGV trailer parking spaces
- 45 car parking spaces
- 4 dock levellers
- 1 level access door
- 50m yard

UNIT 4 - 172,100 sq ft

- Offices: 7,395 sq ft
- 40 HGV trailer parking spaces
- 178 car parking spaces
- 18 dock levellers
- 2 level access doors
- 50m yard

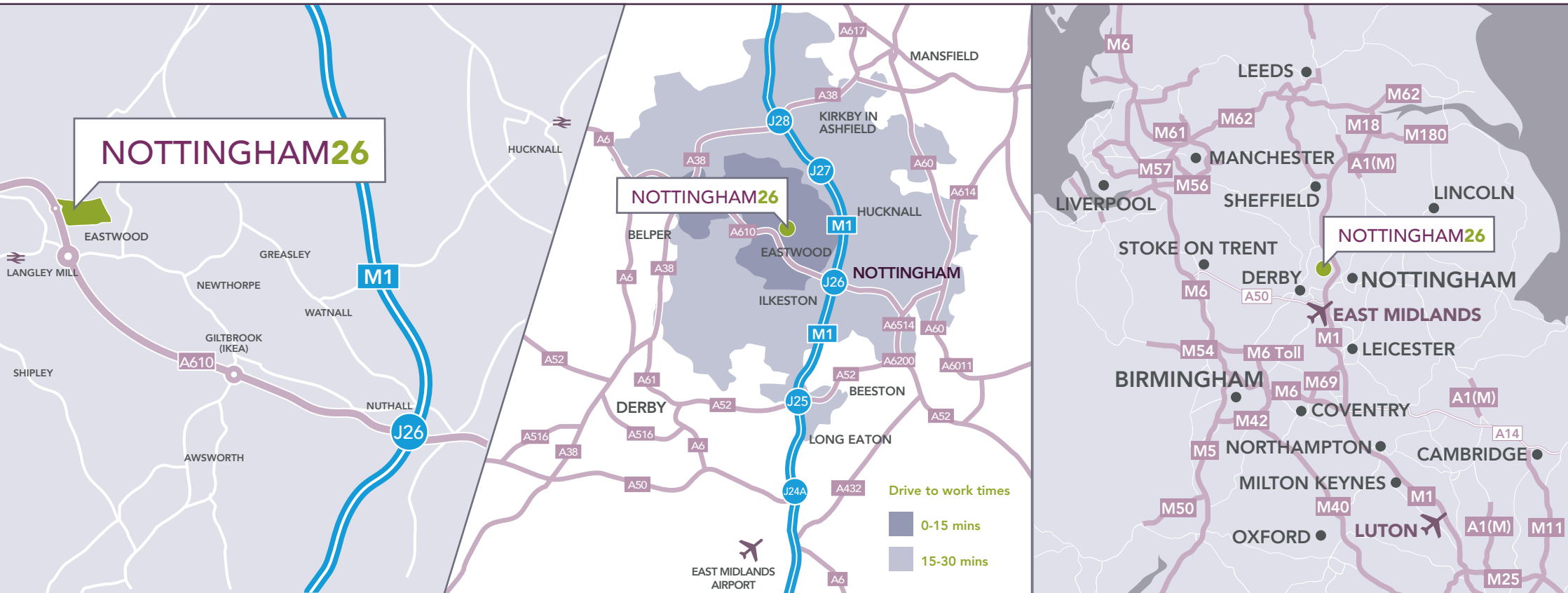
UNIT 5 - 451,700 sq ft

- Offices 21,440ft²
- 125 HGV trailer parking spaces
- 458 car parking spaces
- 64 dock levellers
- 6 level access doors
- 50m yard

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SAT NAV **NG16 3RY**

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