



PowerPark

Nottingham

UNIT 1 146,321 SQ FT

UNIT 5 101,837 SQ FT

Brand new industrial / logistics facilities

TO LET
COMPLETION
APRIL 2023

THANE ROAD | NG7 2TG

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www.powerparknottingham.co.uk



UNIT 1 - 2 MVA
UNIT 5 - 1.8 MVA



UP TO
15M EAVES
HEIGHT



BREEAM
VERY GOOD



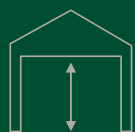

OXENWOOD
REAL ESTATE

Exceptional offering

- **Closest industrial and logistical** development to Nottingham city centre.
- Six **highly sustainable** speculatively built units delivered to Grade A specification.
- **Enhanced ESG** credentials & occupier amenity.
- Excellent **demographics**, motorway **connectivity** and **power** credentials.
- Adjacent to Boots Campus, part of the wider **popular Lenton Lane** industrial area.
- Just off **Thane Road/ A52**, links to the **A453** dual carriageway & on to **J24 M1** south & **J25 M1** north.



Specification



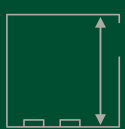
Up to 15 metre
eaves height



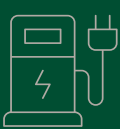
50 Kn/m² max
floor loading



Large Power
Supply



Up to
55 metre
service yards



10% Car
charging points



Breeam
Very Good



Cycle
stores



Solar
enabled



EPC
rating
of A



UNIT 1



UNIT 1

	SQ M	SQ FT
Warehouse	12,922.3	139,094
Offices (2 Storey)	671.4	7,227
Total	13,593.7	146,321



2 MVA



15m Eaves height



14 Loading docks



4 Level access doors



169 Car spaces



Cycle Spaces

UNIT 5

	SQ M	SQ FT
Warehouse	8,736.2	94,036
Offices (2 Storey)	724.7	7,801
Total	9,460.9	101,837



1.8 MVA



12m Eaves height



8 Loading docks



2 Level access doors



108 Car spaces



Cycle Spaces





Unbeatable location

Powerpark Nottingham lies within one of the best connected industrial areas in the UK. The city is within a 4 hour drive of 89% of the UK, important for businesses looking to access the market on a national scale.

LOCATION

Leicester	28 miles	40 mins
Birmingham	56 miles	67 mins
Manchester	95 miles	119 mins
London	126 miles	150 mins
Nottingham	2.8 miles	11 mins
J24 M1	8.5 miles	12 mins
J26 M1	8.9 miles	24 mins
M69	30.4 miles	37 mins
M6	42.1 miles	47 mins

SEAPORT

Immingham	95 miles	96 mins
Liverpool	138 miles	150 mins
Felixstowe	136 miles	189 mins
Southampton	136 miles	189 mins

AIRPORT

East Midlands	11.9 miles	20 mins
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SAT NAV: NG7 2TG

[Click here for Google map](#)



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Labour Market

Nottingham Labour market intelligence shows a plentiful and skilled labour pool with approximately 489,000 of working age in Nottinghamshire alone.

Nottingham has an award-winning integrated transport system run by different operators working in partnership to deliver excellent customer service.

With not one but two well respected universities Nottingham is a highly skilled city and produces circa 80,000 students a year giving your business the ability to attract some serious talent.

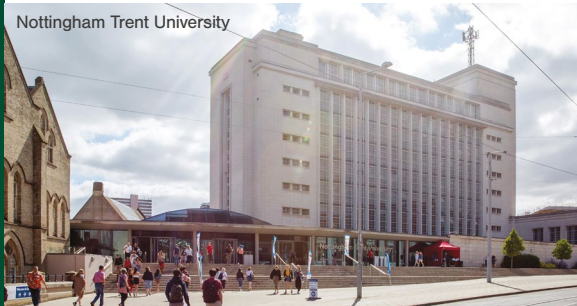
Nottingham offers a quality of life offering is second to none providing the fun of city life at a fraction of the cost you would pay in London.

→ **83.6%** PRODUCTIVITY INDEX

→ **93.8%** EMPLOYMENT RATE

→ **35.8%** EDUCATED TO NVQ4 AND ABOVE

source: d2n2lep.org



UNIT 5



OXENWOOD
REAL ESTATE

www.powerparknottingham.co.uk

Contacts



0115 896 0461
0203 889 1010

James Keeton
07812 250857
james.keeton@m1agency.co.uk

Matthew Smith
07929 004862
matthew.smith@m1agency.co.uk

Toby Wilson
07500 926727
toby.wilson@m1agency.co.uk

savills.co.uk



020 7409 8817
0121 634 8400

Hugh Walton
07807 999777
hugh.walton@savills.com

Dan Rudd
07929 657494
daniel.rudd@savills.com



0115 896 6611
www.cpppartners.co.uk

Sean Bremner
07541 505980
sean@cpppartners.co.uk

Toby Vernon
07872 377228
toby@cpppartners.co.uk