



PowerPark

Nottingham

UNITS 2 & 4

44,398 - 70,586 sq ft

Brand new industrial / logistics facilities

TO LET
AVAILABLE
IMMEDIATELY

THANE ROAD | NG7 2TG

/// year.anyway.moss

www.powerparknottingham.co.uk



**LARGE
POWER
SUPPLY**



**UP TO
10M 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.

UNDER OFFER
UNIT 1
146,321 SQ FT

UNIT 2
70,586 SQ FT

NOW LET
UNIT 3B
33,154 SQ FT

NOW LET
UNIT 3A
33,382 SQ FT

UNIT 4
44,398 SQ FT

NOW LET
UNIT 5
101,837 SQ FT

Unit 2:

| | SQ M | SQ FT |
|--------------------|---------|--------|
| Warehouse | 6,223.2 | 66,986 |
| Offices (2 Storey) | 334.4 | 3,600 |
| Total | 6,557.6 | 70,586 |



985 kVA



10m Eaves height



7 Loading docks



2 Level access doors



66 Car spaces



26 Cycle spaces



UNIT 2

Unit 4:

| | SQ M | SQ FT |
|--------------------|---------|--------|
| Warehouse | 3,832 | 41,245 |
| Offices (2 Storey) | 292.9 | 3,153 |
| Total | 4,124.7 | 44,398 |



575 kVA



10m Eaves height



3 Loading docks



2 Level access doors



52 Car spaces

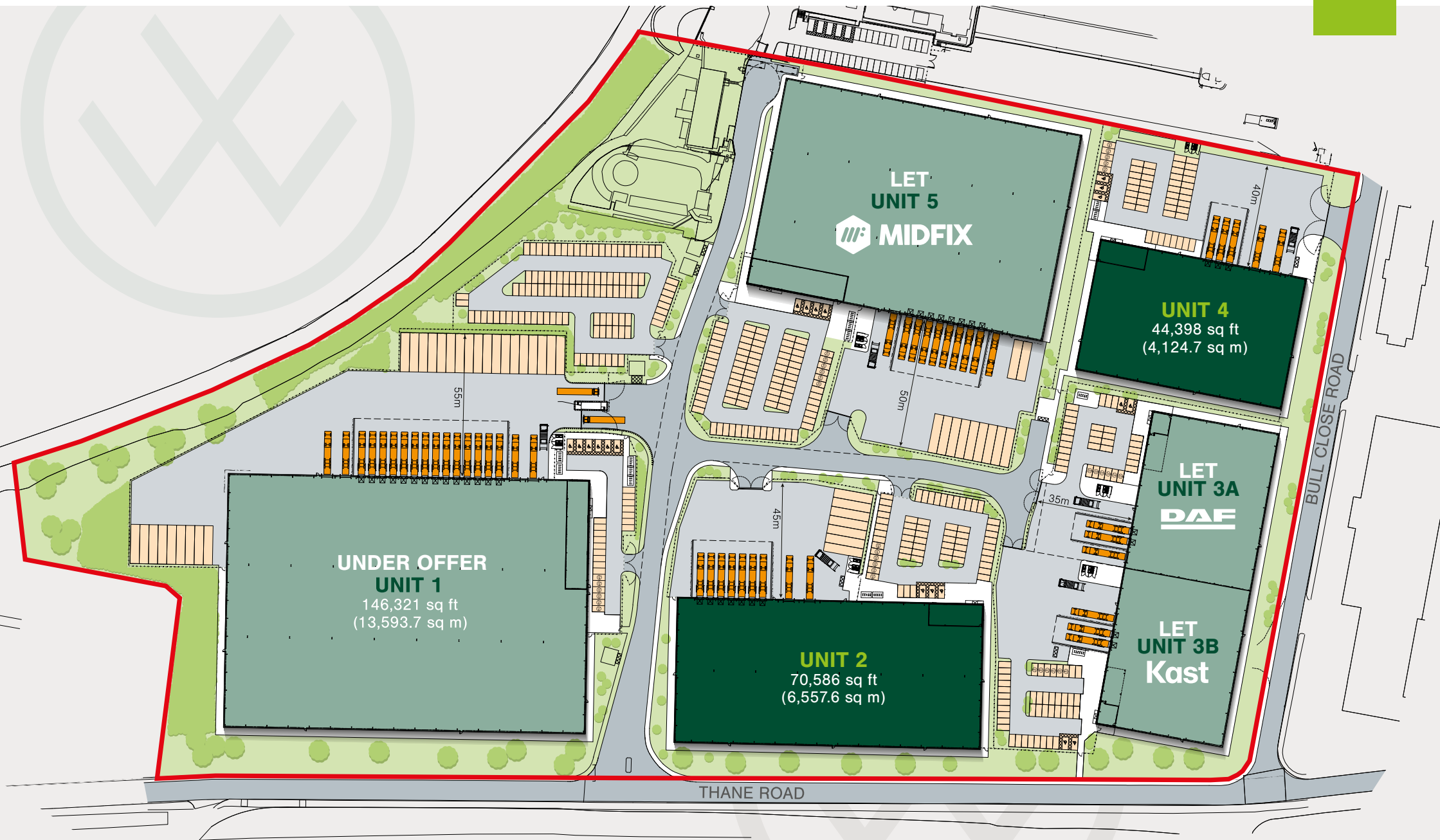


20 Cycle spaces



UNIT 4







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 |
| Birmingham | 57.4 miles | 68 mins |



SAT NAV: NG7 2TG

[Click here for Google map](#)



year.anyway.moss

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 2



OXENWOOD
REAL ESTATE

www.powerparknottingham.co.uk

Contacts



0115 896 0461
0203 889 1010

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

Christian Smith
07808 784 789
christian.smith@savills.com



0115 896 6611
www.cpppartners.co.uk

Sean Bremner
07541 505980
sean@cpp.co.uk

Brodie Faint
07516 770513
brodie@cpp.co.uk