



PowerPark

Nottingham

UNIT 4

44,398 sq ft (4,124.70 sq m)

Brand new industrial / logistics facility

TO LET / FOR SALE
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**.

LET
UNIT 3B

LET
UNIT 3A

UNIT 4
44,398 SQ FT

LET
UNIT 2

LET
UNIT 1

LET
UNIT 5

Unit 4:

Specification

	SQ M	SQ FT
Warehouse	3,831.80	41,245
Offices (2 Storey)	292.90	3,153
Total	4,124.70	44,398



575 kVA



10m Eaves height



3 Loading docks

2 Level
access doors

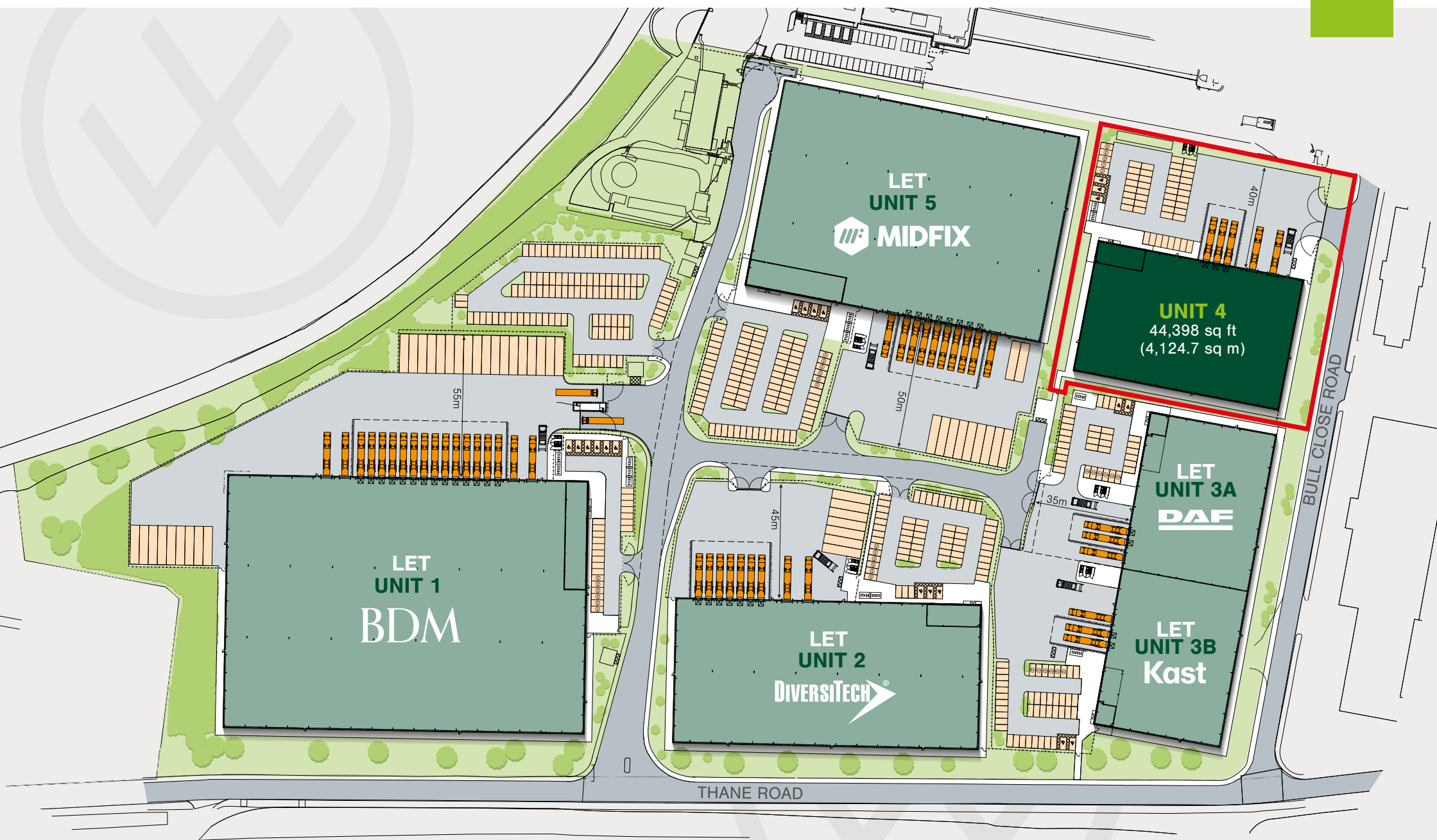
52 Car spaces



20 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
Birmingham	57.4 miles	68 mins



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.

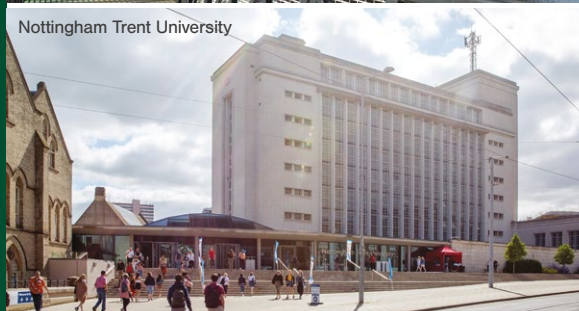
Nottingham offers a quality of life offering is second to none providing the fun of city life at a fraction of the cost you would pay in London.

→ **83.6%** **PRODUCTIVITY INDEX**

→ **93.8%** **EMPLOYMENT RATE**

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

source: d2n2lep.org





UNIT 4



OXENWOOD
REAL ESTATE

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Contacts



0115 896 0461
0203 889 1010

Matthew Smith
07929 004 862
matthew.smith@m1agency.co.uk

Toby Wilson
07500 926 727
toby.wilson@m1agency.co.uk

savills.co.uk



020 7409 8817
0121 634 8400

Chris Hobday
07552 558 551
chris.hobday@savills.com

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



0115 896 6611
www.cpppartners.co.uk

Sean Bremner
07541 505 980
sean@cpp.uk

Brodie Faint
07516 770 513
brodie@cpp.uk