



/NDURENT

BESTWOOD BUSINESS PARK NOTTINGHAM

NG6 8TQ
///GREW.WINTER.ANIMAL

FLEXIBLE WAREHOUSE/
LOGISTICS SOLUTIONS UNITS

UNIT 5A/B: 34,107 SQ FT (3,168 SQ M)

Available for immediate occupation



Minimum internal eaves
height of 8.5m.



Level access loading.

Warehousing that Works.

Bestwood Business Park.

Units 5A/B at Bestwood Business Park offer 34,107 sq ft of storage or manufacturing space located 5 miles north of Nottingham. The units benefit from an 8.5m eaves height, ideal for all racking requirements, with double level access loading doors to the front elevation and an additional roller shutter door on the side elevation. The units are complete with 340 KVA available power supply which would be suitable for most manufacturing uses. Dedicated parking is available outside the unit and the use of a generous shared yard for loading. The unit has a B rated EPC with LED lighting throughout.

The wider site is a well-established, multi-let estate, offering secure industrial, warehouse, and office space in a prime business location. A circular roadway runs throughout allowing for throughflow of traffic without any congestion.



You're well-connected.

Bestwood Business Park is located approximately 5 miles north of Nottingham city centre, 3 miles from Junction 26 of the M1 Motorway and under 2 miles to the A611.

Bestwood Business Park is a secure, multi-let estate providing a mixture of office, warehouse and compound space. The compounds are fenced and gated and provide a rolled stone hard-standing surface.

The steel-frame units have trussed roofs, brick/blockwork and cladded elevations. They have level access loading doors and are internally fitted with WC facilities and LED lighting.

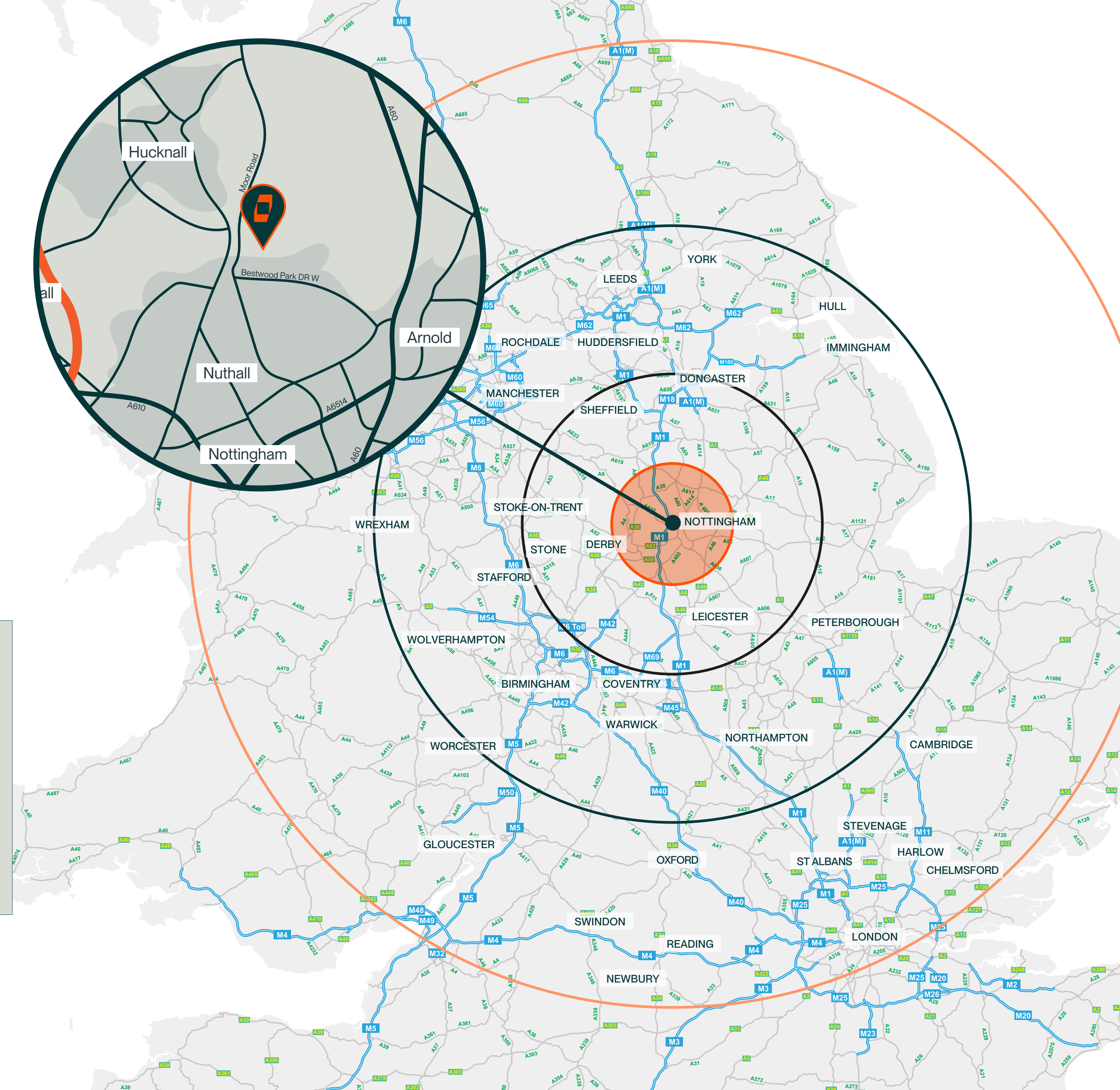
Drive times

-  Within 30 min labour pool
-  Within 1 hour
-  Within 2 hours
-  Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.



Site Plan.



Site plan is indicative.



Warehousing that Works.



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