

# NOTTINGHAM 360

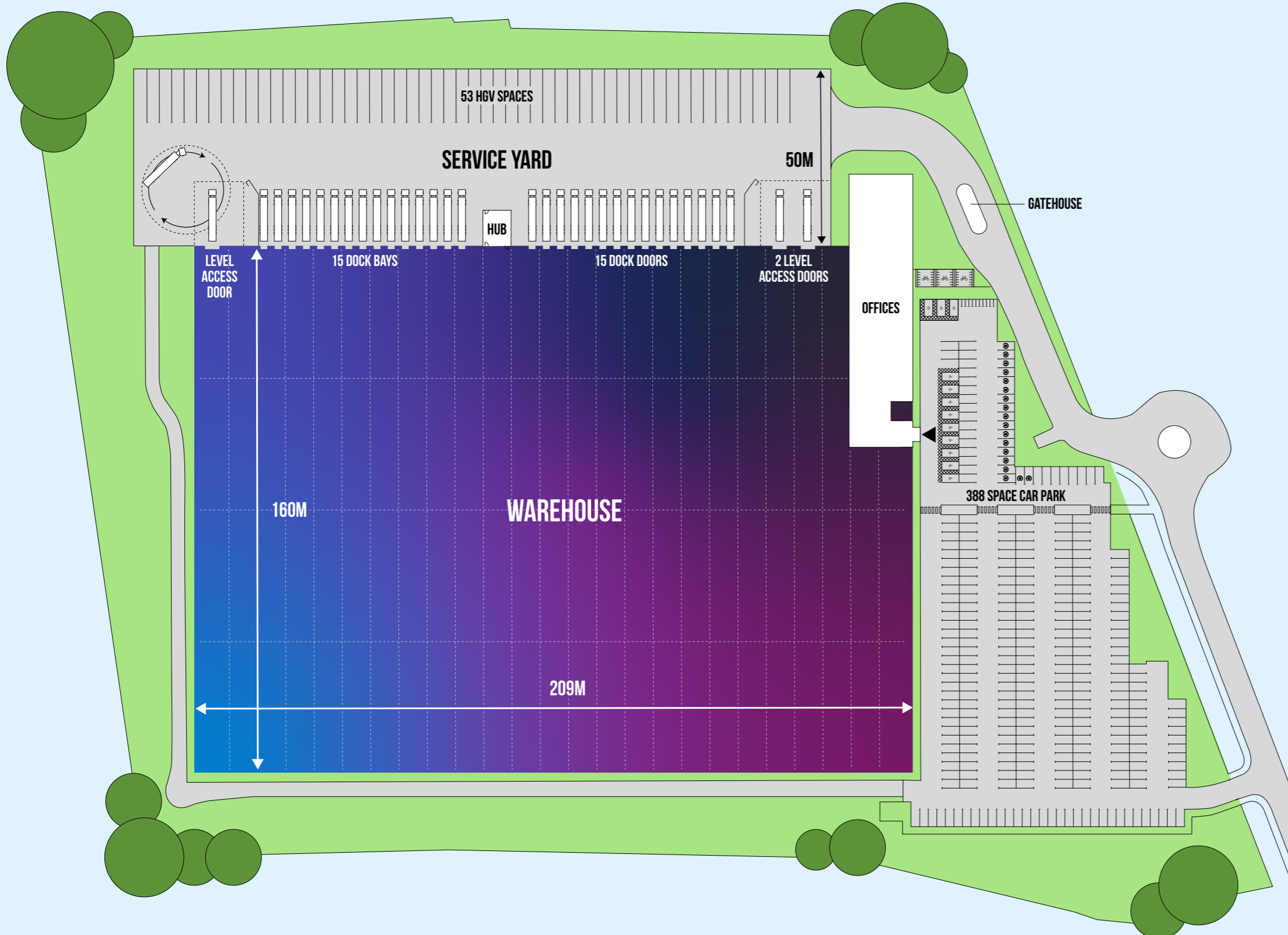
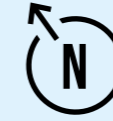
**362,289 SQ FT**

**NEW HIGH-BAY LOGISTICS / PRODUCTION FACILITY**

**J26 M1 | 2MVA POWER SUPPLY | 15M EAVES HEIGHT | COMPLETION NOVEMBER 2023**



# SITE PLAN & SPECIFICATION



**M1, J26**

5 minute drive

**50M**

Yard depth

**15M**

Minimum eaves height

**50 KN/M<sup>2</sup>**

Floor loading capacity

**2MVA**

Power

**3**

Level access loading doors

**30**

Dock doors

**388**

Car spaces

**53**

HGV spaces

**18**

EV spaces

## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	329,415	30,603
1 <sup>ST</sup> FLOOR OFFICES	15,729	1,461
2 <sup>ND</sup> FLOOR OFFICES	15,729	1,461
2 STOREY HUB OFFICE	1,416	132
<b>TOTAL</b>	<b>362,289</b>	<b>33,658</b>

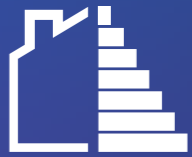


# BUILDING A GREENER LOGISTICS FACILITY

With a key focus on ESG credentials that will deliver BREEAM Excellent and Net Zero in construction; Nottingham 360 offers both sustainable operations and a prime location.



NET ZERO CARBON IN CONSTRUCTION



EPC RATING A



TWO GREEN ROOFS TO THE CANOPIES OVER WAREHOUSE SERVICE DOORS

**BREEAM<sup>®</sup>**  
EXCELLENT



SUPPORTING THE LOCAL COMMUNITY AND LOCAL EMPLOYMENT



BIO-DIVERSITY ENHANCEMENT AND MANAGEMENT PLAN (BEMP)



PHOTOVOLTAIC PANELS

# PRIME LOCATION

Only five minute drive time to J26 M1

J26

SOUTHBOUND TO  
NORTHAMPTON &  
LONDON

M1

NORTHBOUND TO  
SHEFFIELD & LEEDS

A6002

5 MINS TO J26

BGC wholesale

dpd

PREMIER TECH

P&H

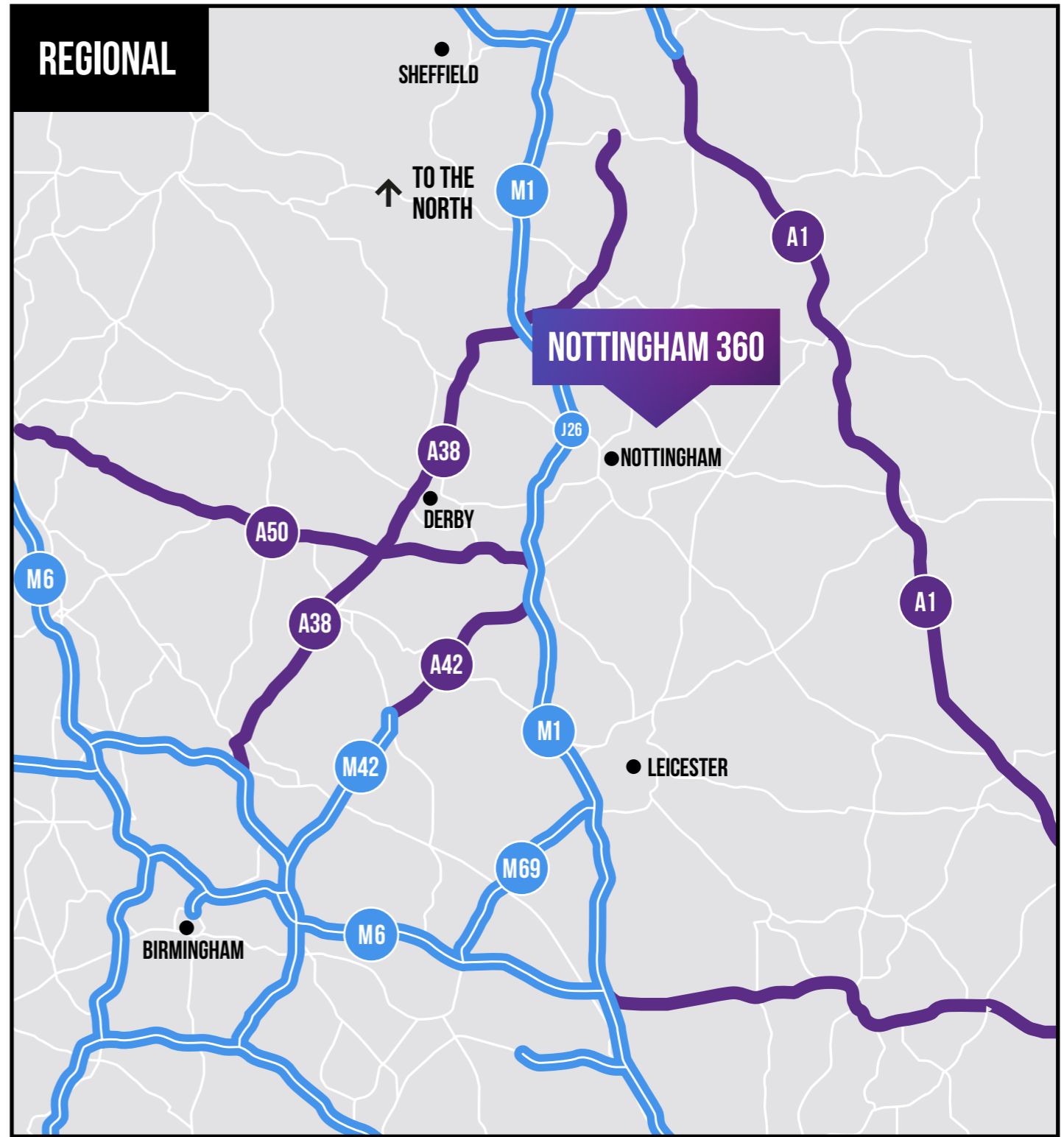
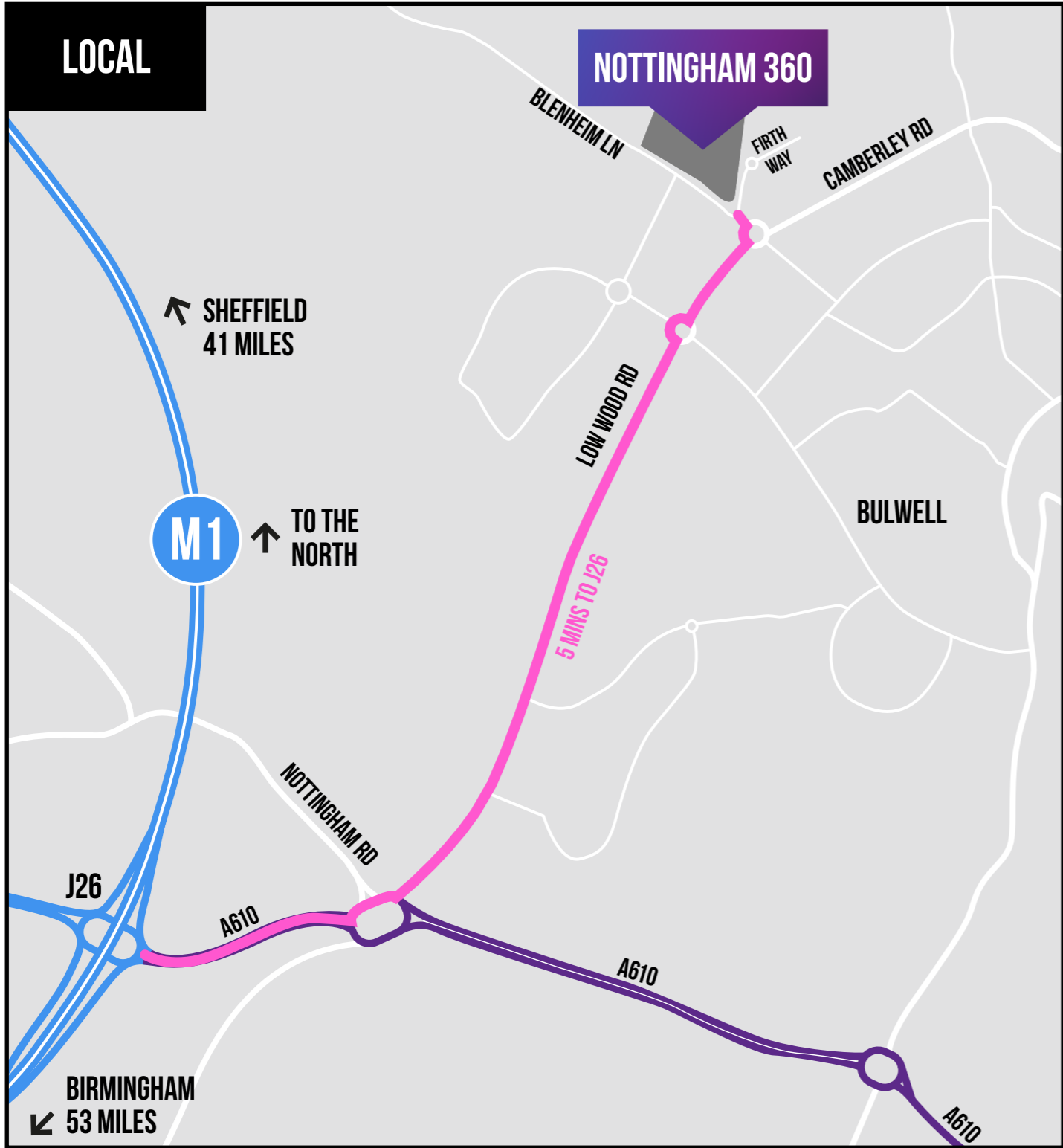
great bear

NOTTINGHAM 360

BESTWAY  
WHOLESALE

ASDA





# CENTRAL LOCATION, FASTER CONNECTIONS

With a central location in the heart of the Midlands, Nottingham 360 is positioned in one of the most strategic sites off J26 of the M1.

## 5MINS

to J26 M1

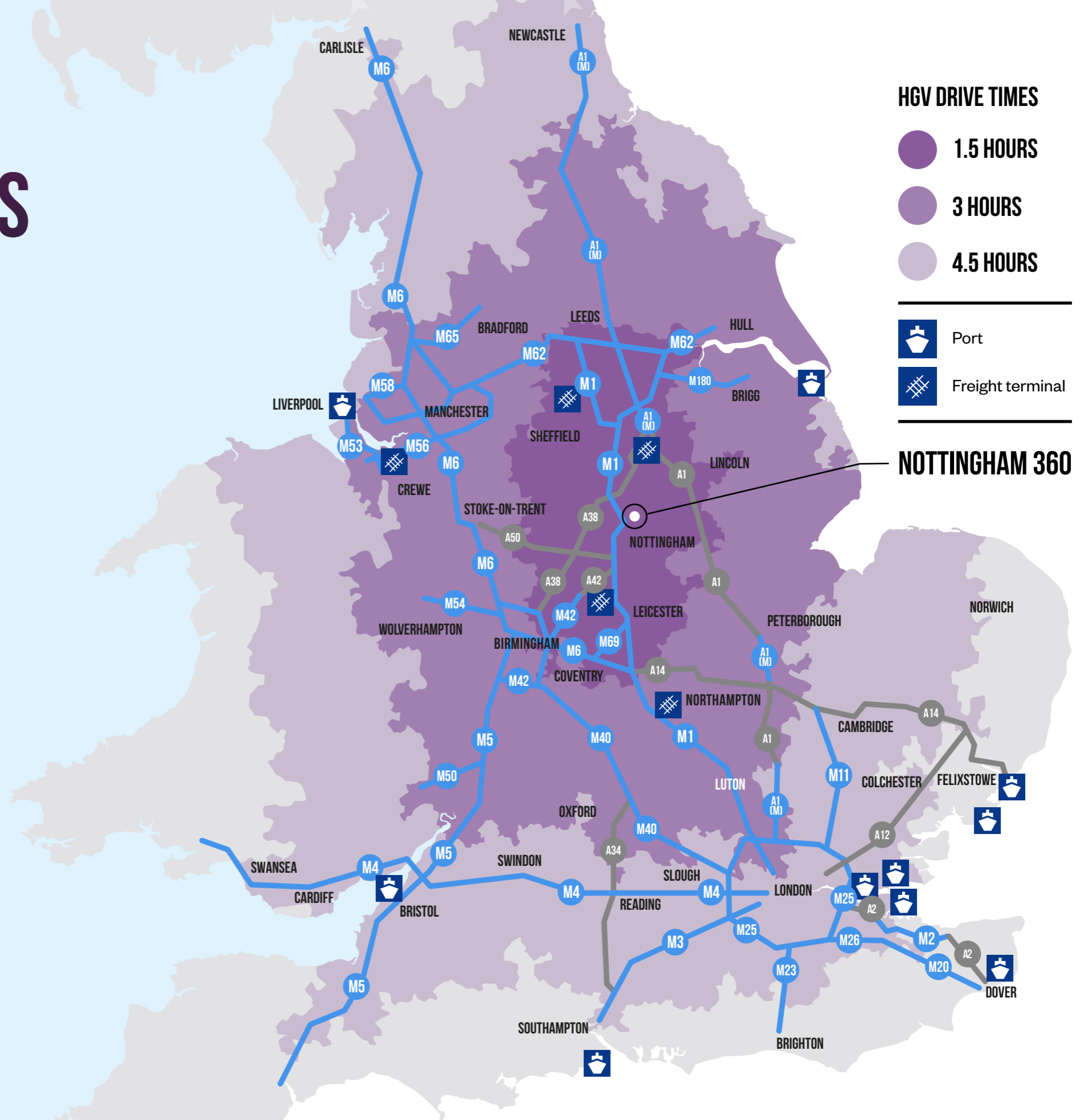
## 71%

of the UK can be reached within 4.5 hrs

## HGV DRIVE TIMES

LOCATION	TIME	DISTANCE
Nottingham	17 mins	5 miles
Derby	26 mins	16 miles
Sheffield	53 mins	41 miles
Birmingham	1hr 6m	53 miles
Coventry	1hr 14m	57 miles
Leeds	1hr 28m	68 miles
Manchester	2hr 7m	78 miles
M25 (M1)	2hr 9m	107 miles
Newcastle	3hr 11m	156 miles

Sources : Lorry route planner, dispatcher.roadlords.com





# DEMOGRAPHICS

Nottingham 360 is ideally located to draw from the nearby large skilled workforce, with over 1.5 million available within a 30 minute drive time.

**385,000** **17,000**

In employment in Nottinghamshire (Apr 21 - Mar 22)<sup>1</sup>

Employed in transport & storage (Apr 21 - Mar 22)<sup>1</sup>

**3.2M**

People within a 45 minute drive time (Apr 21 - Mar 22)<sup>1</sup>

**13%**

Below average national wage (2021)<sup>1</sup>

**£536**

Nottinghamshire<sup>1</sup>

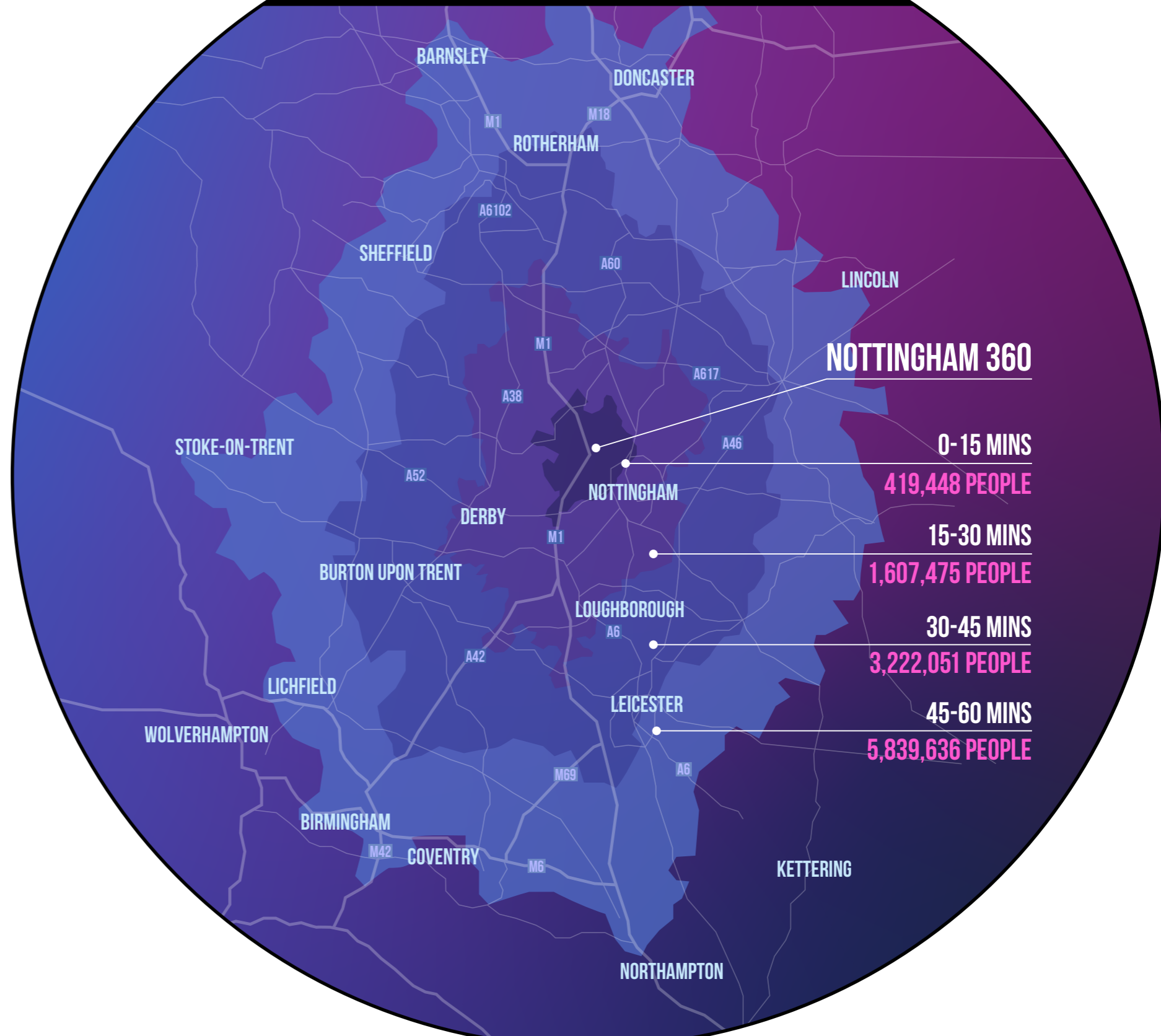
**£560**

East Midlands<sup>1</sup>

**£613**

GB average<sup>1</sup>

## DRIVE TIME POPULATION<sup>2</sup>



Sources:  
1 - Nomis  
2 - businessmapcentre.com

# NOTTINGHAM 360 BUILT FOR YOUR BUSINESS

## NOTTINGHAM360.COM

### GET IN TOUCH



#### JAMES CLEMENTS

+44(0) 7436 165 015

+44(0) 121 233 6460

james.clements@knightfrank.com

#### CHARLES SHEPHARD

+44(0) 7976 666 061

+44(0) 121 233 6431

charles.shephard@knightfrank.com



#### STEVE MORIARTY

+44 (0) 7876 440 768

steve@moriarty.uk.com

### A DEVELOPMENT BY

Barwood. | premcor™

MISREPRESENTATION ACT: Knight Frank and Moriarty & Company act for themselves and for the vendors or lessors this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Knight Frank or Moriarty & Company has any authority to make any representation of warranty whatsoever in relation to this property. December 2023.