

# FULWIGOD

M1 J28

NEW HIGH BAY LOGISTICS /  
INDUSTRIAL FACILITY  
**190,598 SQ FT - TO LET**

EXPORT DRIVE, HUTHWAITE,  
NOTTINGHAMSHIRE,  
NG17 6AF





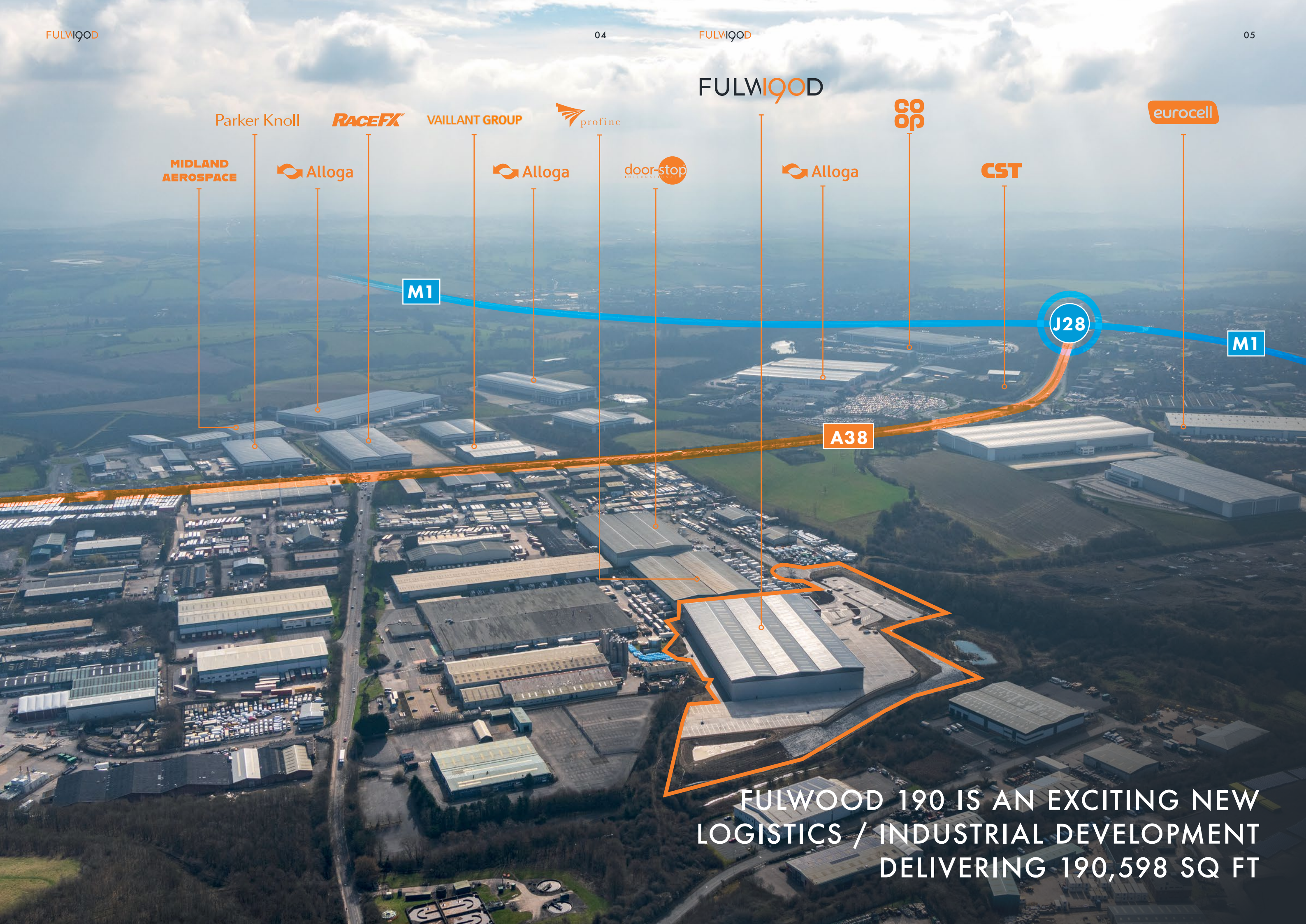
# A NEW LANDMARK ALONG THE ICONIC M1





# FULWQOD

MIDLAND AEROSPACE  
 Parker Knoll  
**RACEFX**  
 VAILLANT GROUP  
 Alloga  
 Alloga  
 door-stop  
 profine  
 Alloga  
 co op  
 CST  
 eurocell



M1

J28

M1

A38

FULWOOD 190 IS AN EXCITING NEW  
 LOGISTICS / INDUSTRIAL DEVELOPMENT  
 DELIVERING 190,598 SQ FT

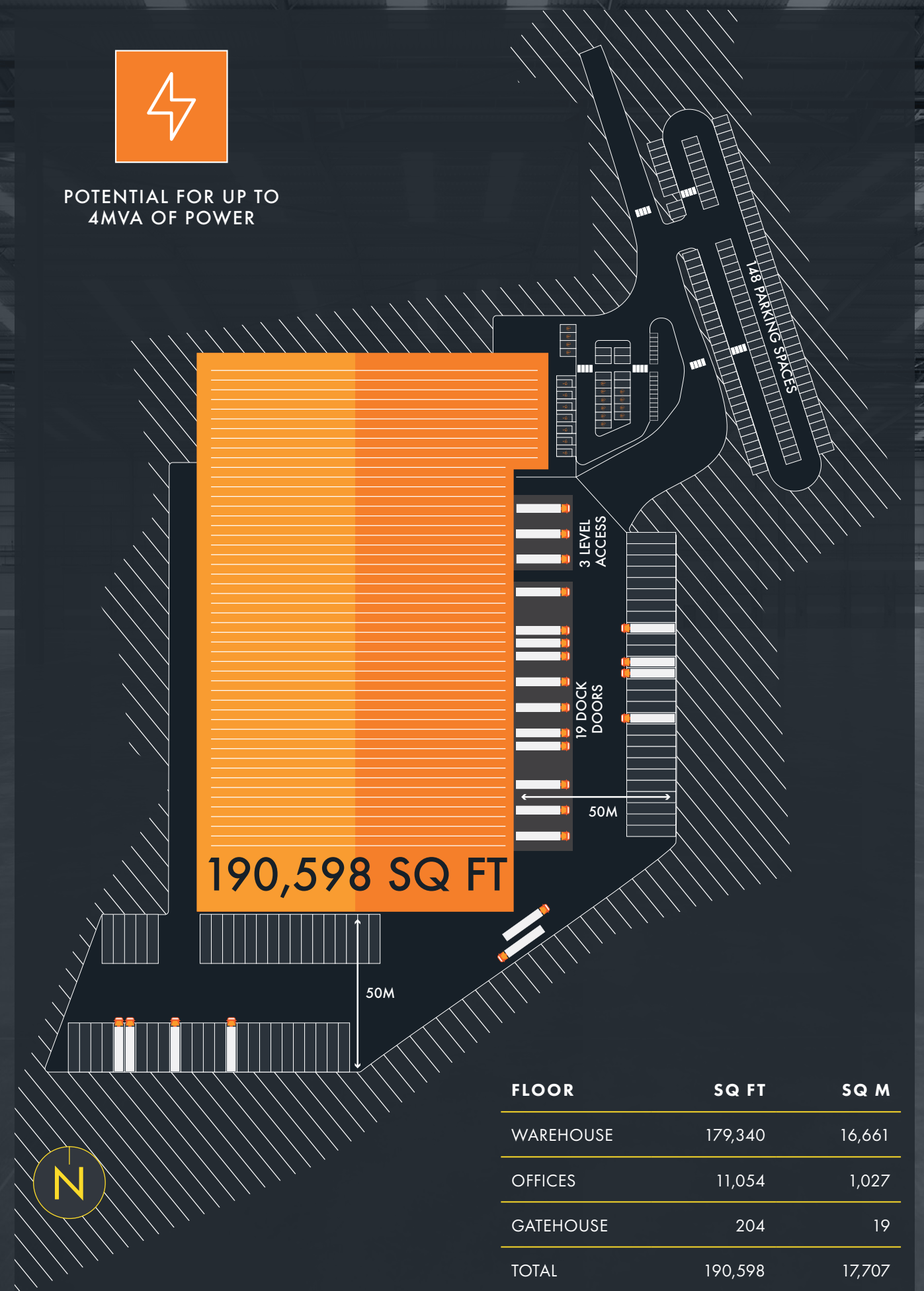


# CUTTING-EDGE STRATEGIC LOGISTICS HUB

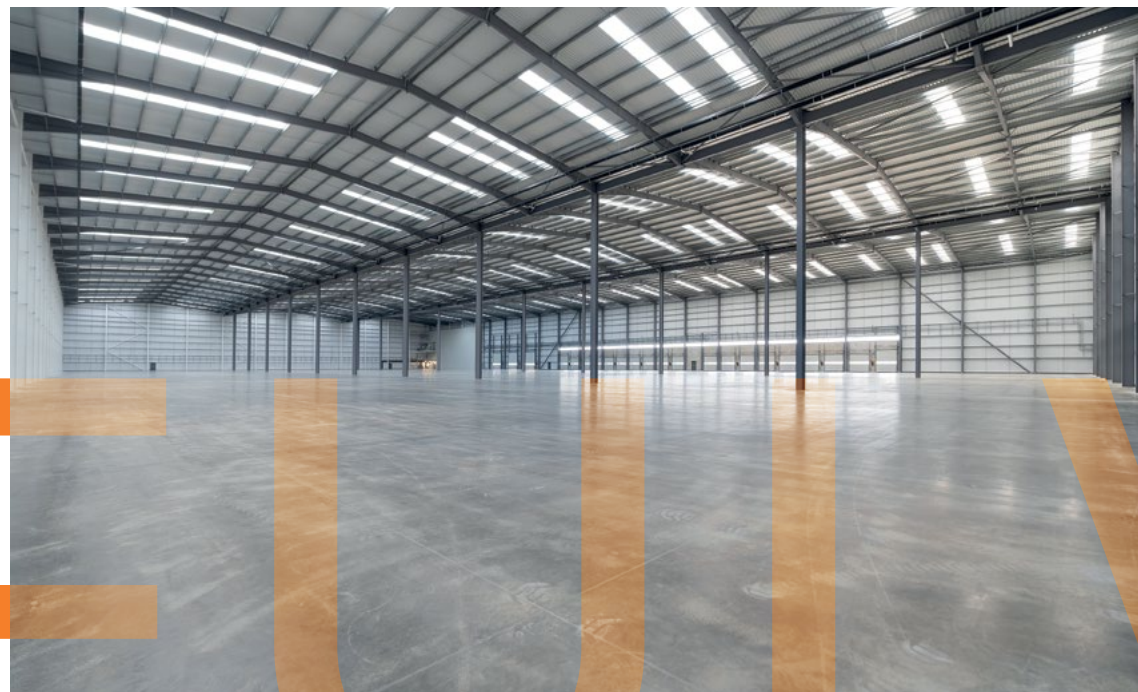
- 15M CLEAR HEIGHT**
- 17 DOCK DOORS**  
2 EURO DOORS
- 3 LEVEL ACCESS DOORS**
- 50M YARD DEPTH ON TWO SIDES**
- 50 KN/M<sup>2</sup> FLOOR LOADING CAPACITY**
- 73 HGV PARKING SPACES**
- 148 CAR PARKING SPACES**
- ELECTRIC CAR CHARGING POINTS**
- HIGH SPECIFICATION OFFICES**
- PHOTOVOLTAIC PANELS**
- EPC RATING A**
- BREEM EXCELLENT**



POTENTIAL FOR UP TO 4MVA OF POWER











FULWI900

Symphony®

door-stop

RFX

Alloga

Parker Knoll

A38

1.5 MILES TO M1 J28

profine





# 44,693,611 CONSUMER BASE WITHIN THREE HOURS

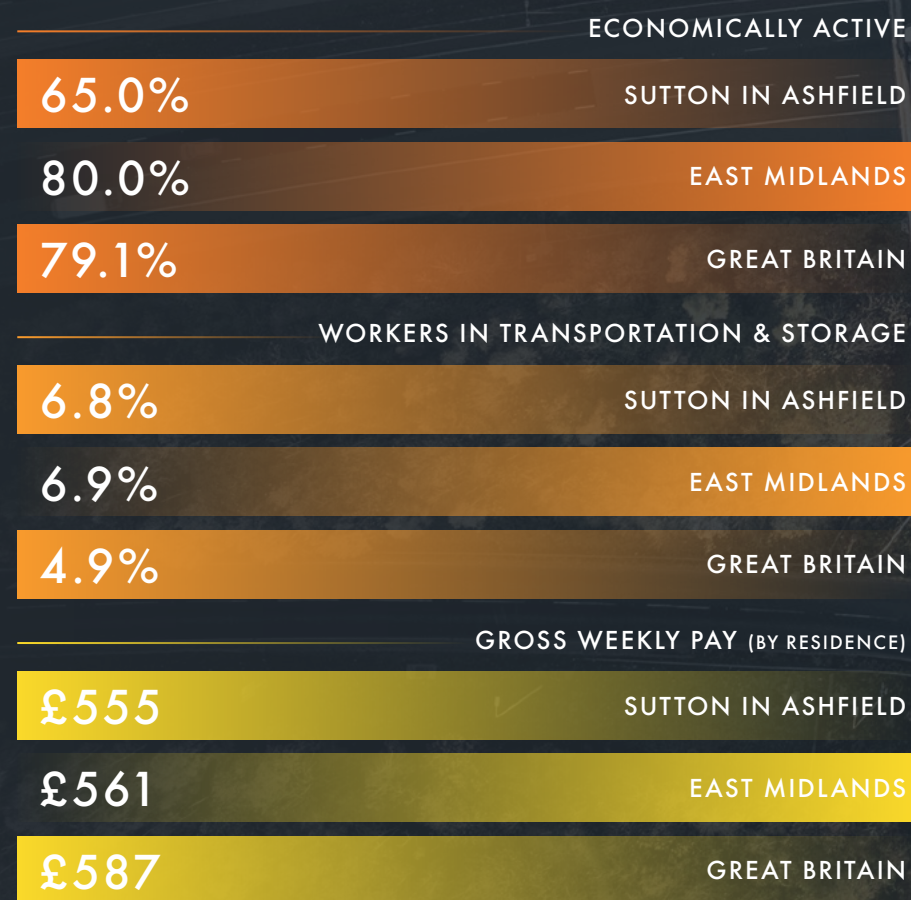


Image of M1 Junction









NG17 6AF



///TRENDING.YARD.LIKELY

**ROAD**

- M1/J28  
1.5 MILES / 4 MINS
- DERBY  
18 MILES / 27 MINS
- NOTTINGHAM  
14 MILES / 28 MINS
- SHEFFIELD  
32 MILES / 40 MINS
- LEICESTER  
40 MILES / 49 MINS
- BIRMINGHAM  
61 MILES / 1 HR 3 MINS

**PORTS**

- IMMINGHAM  
80 MILES / 1 HR 26 MIN
- LIVERPOOL  
112 MILES / 2 HRS 10 MINS
- LONDON GATEWAY  
162 MILES / 2 HRS 51 MINS
- SOUTHAMPTON  
178 MILES / 3 HRS 9 MIN
- FELIXSTOWE  
185 MILES / 3 HRS 4 MIN

**RAIL FREIGHT**

- LEEDS  
61 MILES / 1 HR 4 MINS
- MANCHESTER  
70 MILES / 1 HR 45 MINS
- LONDON (M25)  
128 MILES / 2 HRS 8 MINS
- MARITIME RFT  
23 MILES / 27 MINS
- BIFT  
46 MILES / 51 MINS
- HAMS HALL  
52 MILES / 54 MINS
- DIRFT  
59 MILES / 1 HR

**AIRPORTS**

- EAST MIDLANDS  
24 MILES / 27 MINS
- BIRMINGHAM  
58 MILES / 59 MINS
- HEATHROW  
138 MILES / 2 HRS 8 MINS



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