



PowerPark

Nottingham

UNITS 2, 3A, 3B & 4

33,154 - 70,586 sq ft

Brand new industrial / logistics facilities

TO LET
COMPLETION
APRIL 2023

THANE ROAD | NG7 2TG

 year.anyway.moss

www.powerparknottingham.co.uk



LARGE
POWER
SUPPLY



UP TO
10M EAVES
HEIGHT



BREEAM
VERY GOOD



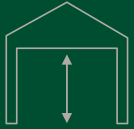
OXENWOOD
REAL ESTATE



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.

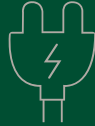
Specification



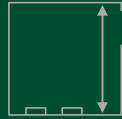
Up to 10 metre eaves height



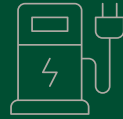
50 Kn/m² max floor loading



Large Power Supply



Up to 45 metre service yards



10% Car charging points



Breeam Very Good



Cycle stores



Solar enabled



EPC rating of A





University of Nottingham

NHS
QUEENS MEDICAL
CENTRE

NOTTINGHAM
CENTRE

Boots

HEADQUARTERS

BOOKER

BEESTON
CANAL



UNIT 5

UNIT 4

UNIT 3A

UNIT 3B

UNIT 2

UNIT 1

SHOWCASE
CINEMA DE LUX



Arnold
Clark



ready
steady
store

A52



THANE RD

Accommodation

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 3A

	SQ M	SQ FT
Warehouse	2,892.1	31,130
Offices (2 Storey)	209.2	2,252
Total	3,101.3	33,382

- 440 kVA
- 8m Eaves height
- 2 Loading docks
- 1 Level access doors
- 36 Car spaces
- 12 Cycle spaces

UNIT 3B

	SQ M	SQ FT
Warehouse	2,869.5	30,887
Offices (2 Storey)	210.6	2,267
Total	3,080.1	33,154

- 440 kVA
- 8m Eaves height
- 2 Loading docks
- 1 Level access doors
- 45 Car spaces
- 12 Cycle spaces

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





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
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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.

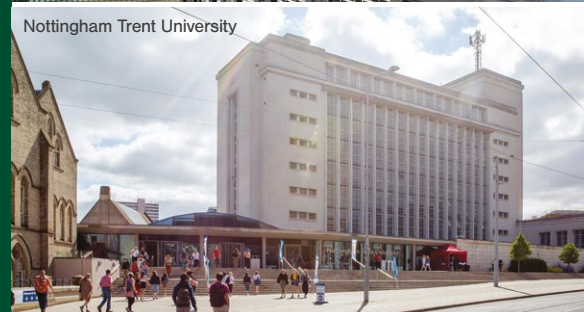
Nottingham offers a quality of life offering is second to none providing the fun of city life at a fraction of the cost you would pay in London.

→ **83.6%** PRODUCTIVITY INDEX

→ **93.8%** EMPLOYMENT RATE

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

source: d2n2lep.org





OXENWOOD
REAL ESTATE

www.powerparknottingham.co.uk

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