

# CW134

CASTLEWOOD BUSINESS PARK

PLOT 8 • NOTTINGHAMSHIRE • M1 JUNCTION 28 / A38 • NG17 1BX

**AVAILABLE FOR  
ASSIGNMENT / SUBLETTING**

**134,461ft<sup>2</sup> (12,492m<sup>2</sup>) • TO LET**



[CLICK HERE TO VIEW THE VIDEO OF CW134](#)

- Direct access to A38 and J28, M1
- 12.5m eaves

- 12 dock level doors
- 4 level access doors
- 50m yard depth

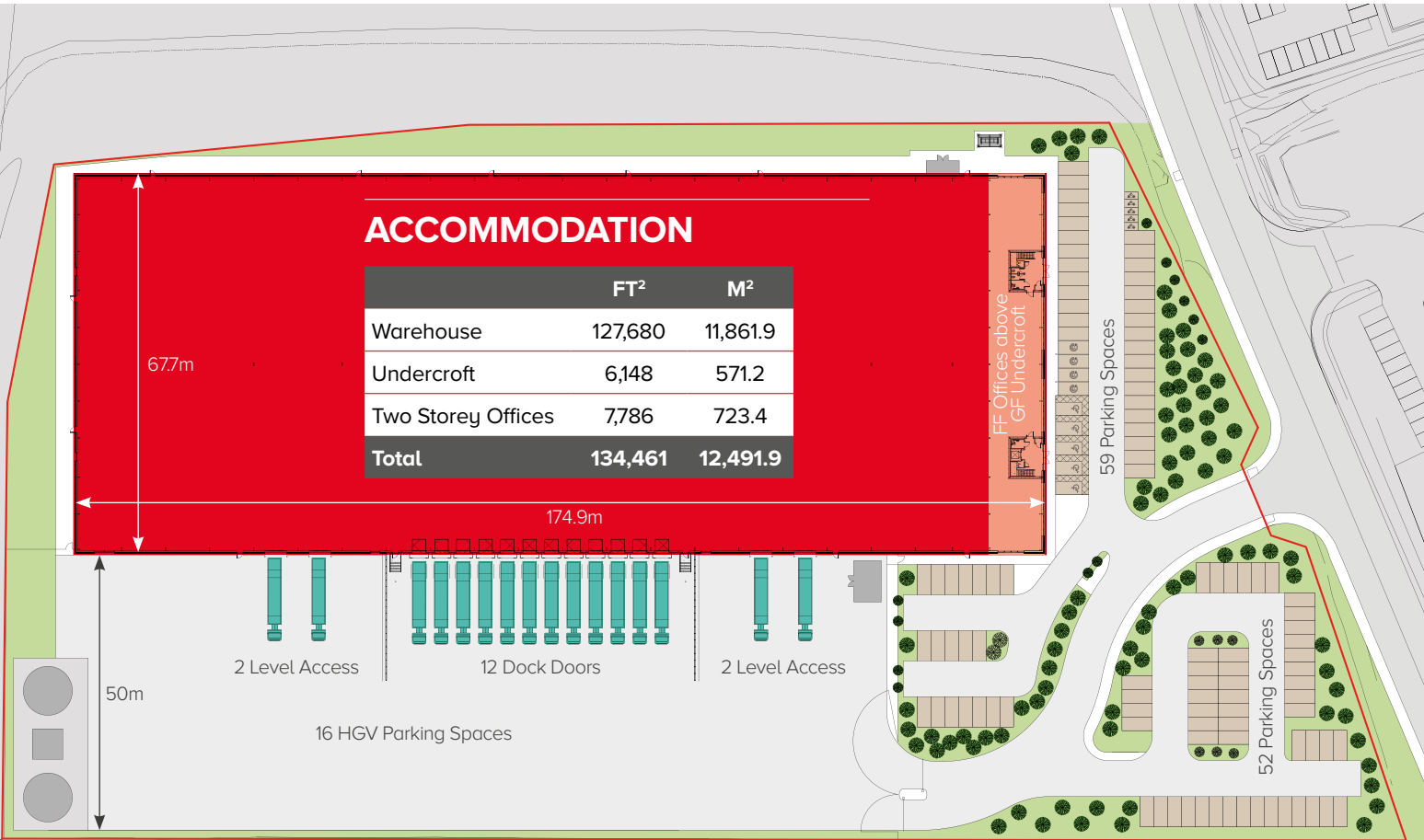






## ACCOMMODATION

|                    | FT <sup>2</sup> | M <sup>2</sup>  |
|--------------------|-----------------|-----------------|
| Warehouse          | 127,680         | 11,861.9        |
| Undercroft         | 6,148           | 571.2           |
| Two Storey Offices | 7,786           | 723.4           |
| <b>Total</b>       | <b>134,461</b>  | <b>12,491.9</b> |



## SPECIFICATION



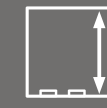
12.5m clear internal height



10% roof lights



750kVA



50m yard depth



12 dock level doors



4 level access doors



16 HGV parking spaces



111 car parking spaces



50kn per m<sup>2</sup> floor loading



FM2 floor



11 tonne point loading



4 electric vehicle charging points

## TERMS

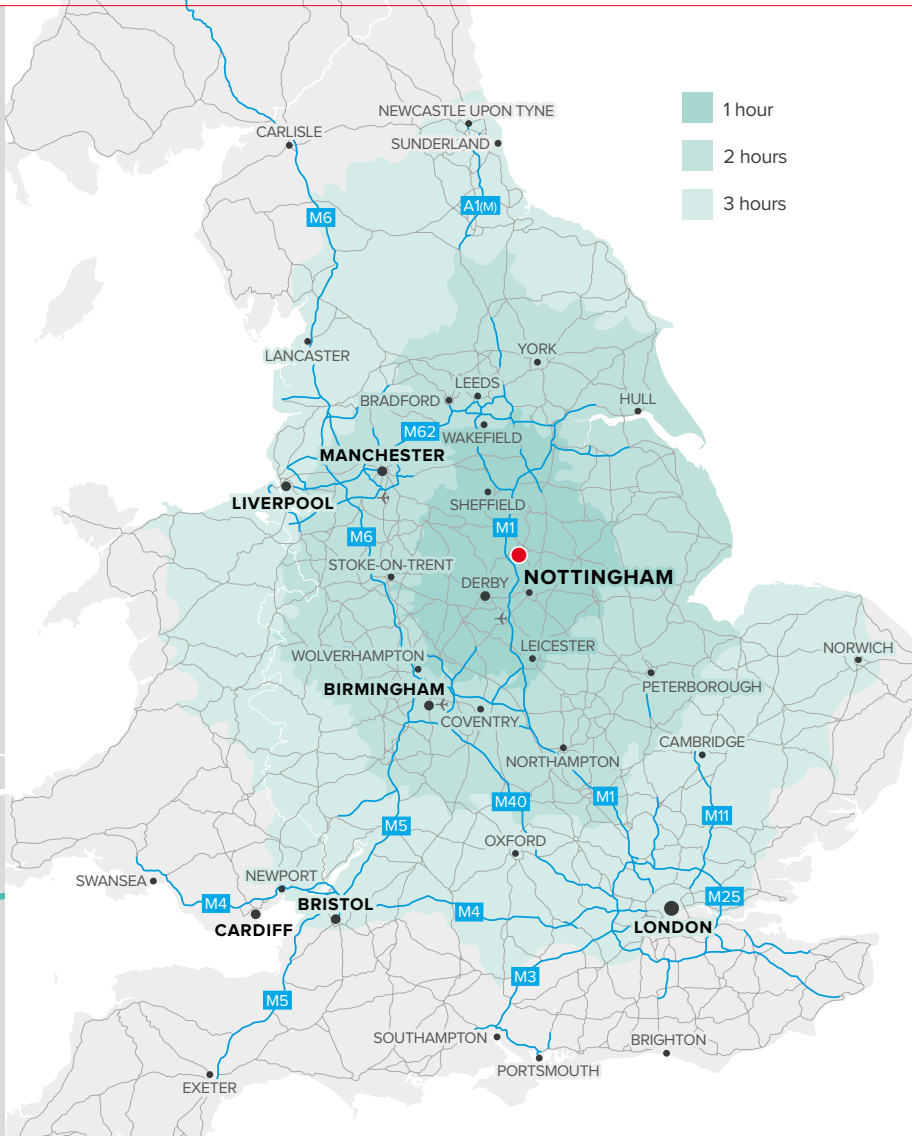
The building is available by way of assignment / sub-lease. The current lease expires in March 2038 with a break in 2033. Alternatively a shorter term may be considered.



BREEAM<sup>®</sup>



CW134 has achieved a BREEAM rating of Very Good and an EPC A rating.



## HGV DRIVE TIMES

| PLACES       | Miles | Time      |
|--------------|-------|-----------|
| M1/J28       | 0.9   | 2min      |
| Derby        | 18    | 27min     |
| Nottingham   | 14.5  | 28min     |
| Sheffield    | 32    | 40min     |
| Leicester    | 40    | 49min     |
| Birmingham   | 61    | 1hr 3min  |
| Leeds        | 61    | 1hr 4min  |
| Manchester   | 69    | 1hr 47min |
| London (M25) | 128   | 2hrs 8min |

| AIRPORTS      | Miles | Time       |
|---------------|-------|------------|
| East Midlands | 24    | 27min      |
| Birmingham    | 58    | 59min      |
| Heathrow      | 138   | 2hrs 21min |

| RAIL FREIGHT | Miles | Time  |
|--------------|-------|-------|
| Maritime RFT | 23    | 27min |
| BIFT         | 46    | 51min |
| Hams Hall    | 52    | 54min |
| DIRFT        | 59    | 1hr   |

| PORTS          | Miles | Time       |
|----------------|-------|------------|
| Immingham      | 77    | 1hr 18min  |
| Liverpool      | 112   | 2hrs 10min |
| London Gateway | 162   | 2hrs 51min |
| Felixstowe     | 185   | 3hrs 4min  |
| Southampton    | 178   | 3hrs 9min  |

Source: Google Maps



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