



# TOTAL PARK NOTTINGHAM

ENTERPRISE WAY, LANGLEY MILL, NOTTINGHAM  
SAT NAV NG16 3RU

## A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

TWO BRAND NEW UNITS AVAILABLE  
30,968 SQ FT & 42,047 SQ FT

FOR SALE / TO LET  
Q3 2024



Indicative CGI

# THE SCHEME

Total Park, Nottingham is a new industrial / logistics development of two brand new units of 30,968 sq ft and 42,047 sq ft, totalling 73,015 sq ft. Construction is on a speculative basis by one of the UK's most highly regarded

developers. Both units are fully protected by warranties and will be energy efficient, designed to meet future requirements on energy performance.



Strategic Location with Fast Access to the M1 & A610



24/7 Unrestricted Access



Available Q3 2024



Large Available Labour Pool



Indicative CGI



Indicative CGI

# SUSTAINABILITY

The scheme has adopted the Be Lean, Be Clean, Be Green energy hierarchy whereby the following measures have been adopted:



## BE LEAN

- High performance building fabric envelope via enhanced U-values to reduce heating demand
- High performance windows via solar controlled glazing to reduce cooling demand
- Low building air permeability to reduce heating demand
- Warehouse rooflights to ensure adequate daylight
- BREEAM 'Very good' rating



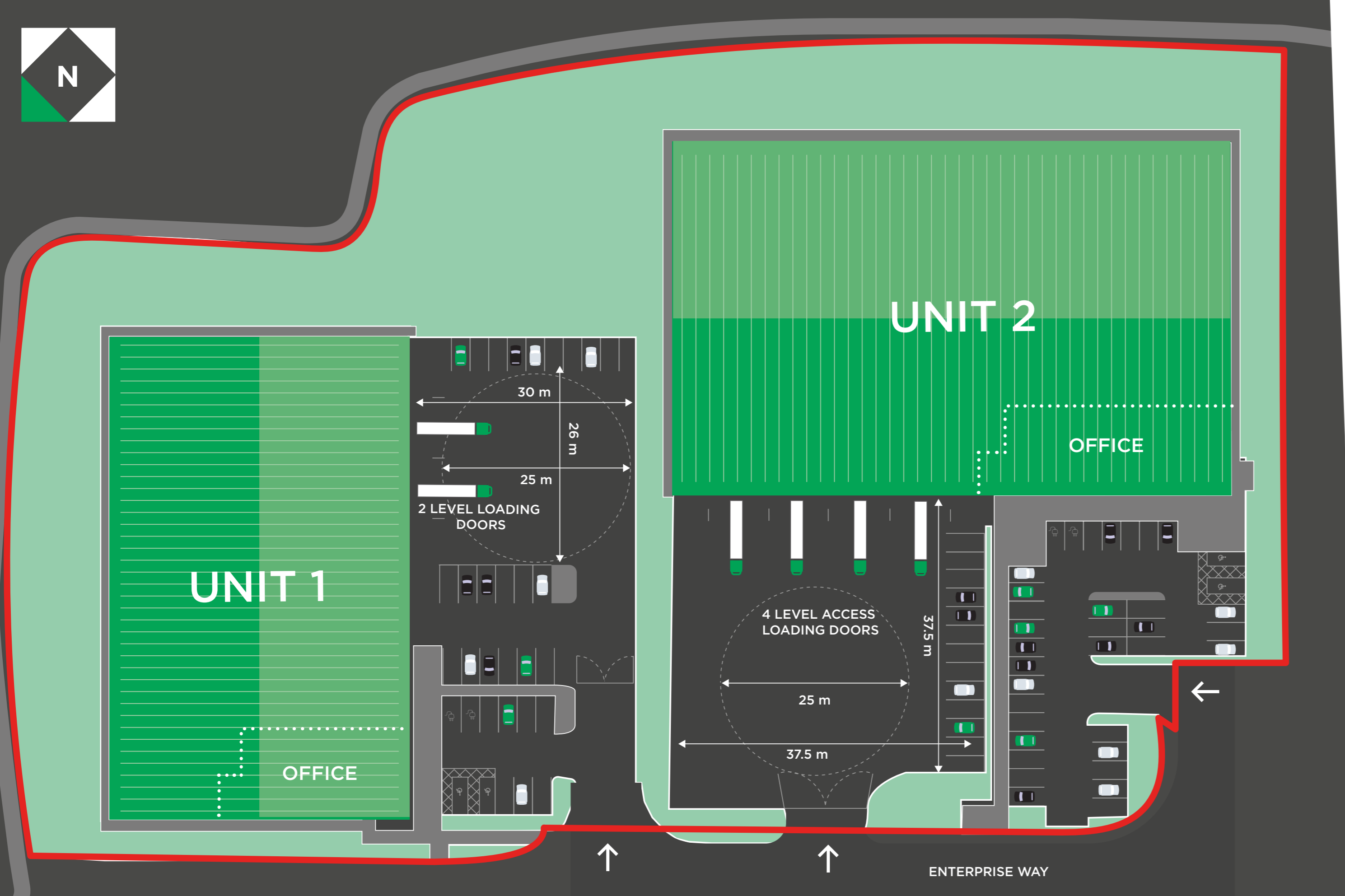
## BE CLEAN

- High Efficiency Heating and Cooling System via VRF air conditioning
- High efficiency LED lighting and lighting controls
- Heat recovery ventilation



## BE GREEN

- Provision of photovoltaic solar panels
- Electric charging points
- Bicycle shelter



## ACCOMMODATION

UNIT 1	SQ FT	SQ M
Ground Floor	28,115	2,612.01
First Floor Offices	2,852	265.00
<b>Total Area (GIA)</b>	<b>30,968</b>	<b>2,877.01</b>



33 car spaces



2 electric car charging points



10m eaves height

UNIT 2	SQ FT	SQ M
Ground Floor	38,225	3,551.21
First Floor Offices	3,822	355.06
<b>Total Area (GIA)</b>	<b>42,047</b>	<b>3,906.27</b>

**Unit 2 has the ability to be split into two units of 19,977 sq ft, subject to planning.**



49 car spaces



2 electric car charging points

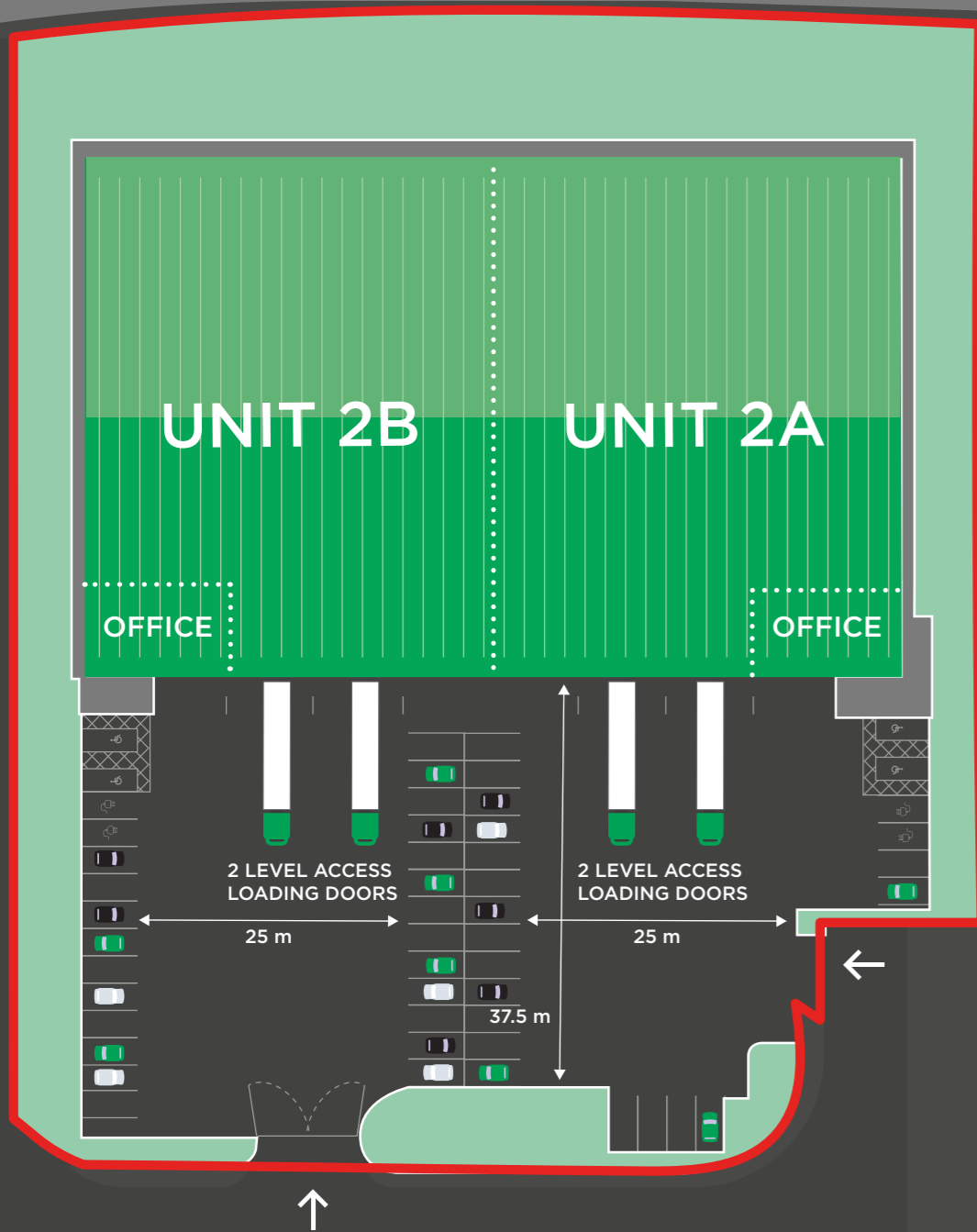


10m eaves height

## UNIT 2 FLOOR PLAN SPLIT

UNIT 2A	SQ FT	SQ M
Ground Floor	19,009	1,766.02
First Floor Offices	968	89.89
<b>Total Area (GIA)</b>	<b>19,977</b>	<b>1,855.91</b>

UNIT 2B	SQ FT	SQ M
Ground Floor	19,009	1,766.02
First Floor Offices	968	89.89
<b>Total Area (GIA)</b>	<b>19,977</b>	<b>1,855.91</b>



## HIGH QUALITY LOGISTICS SPACE

### UNITS 1-2

#### WAREHOUSE

- Clear height of 10m
- 70 kn/m2 floor loading
- Rooflights to 10%
- 3 phase power supply

#### OFFICE

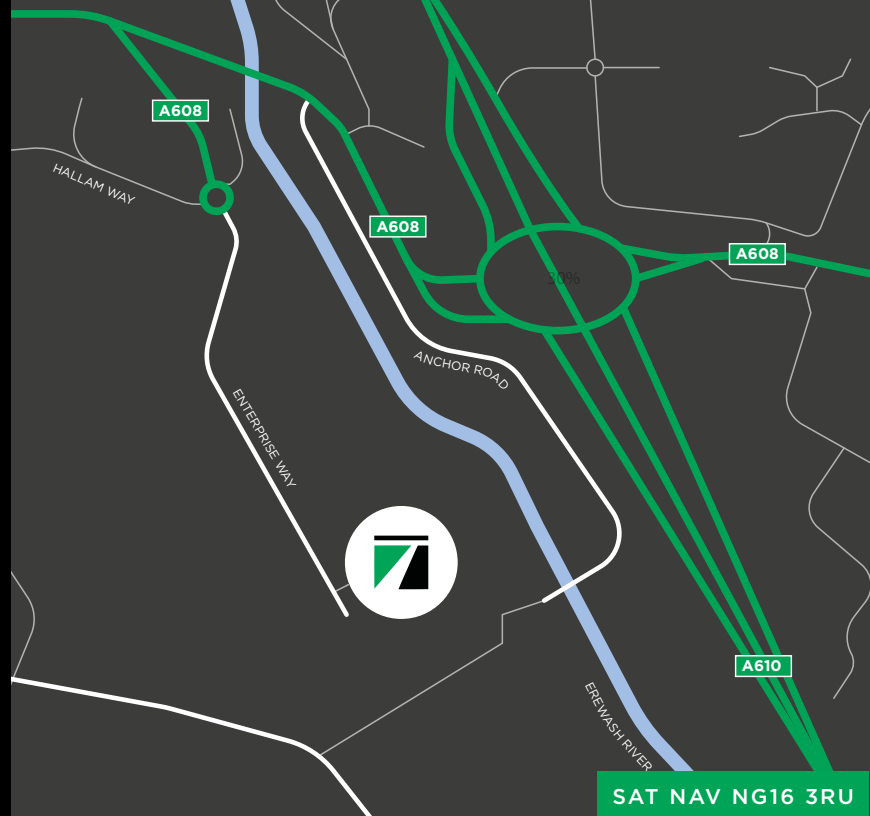
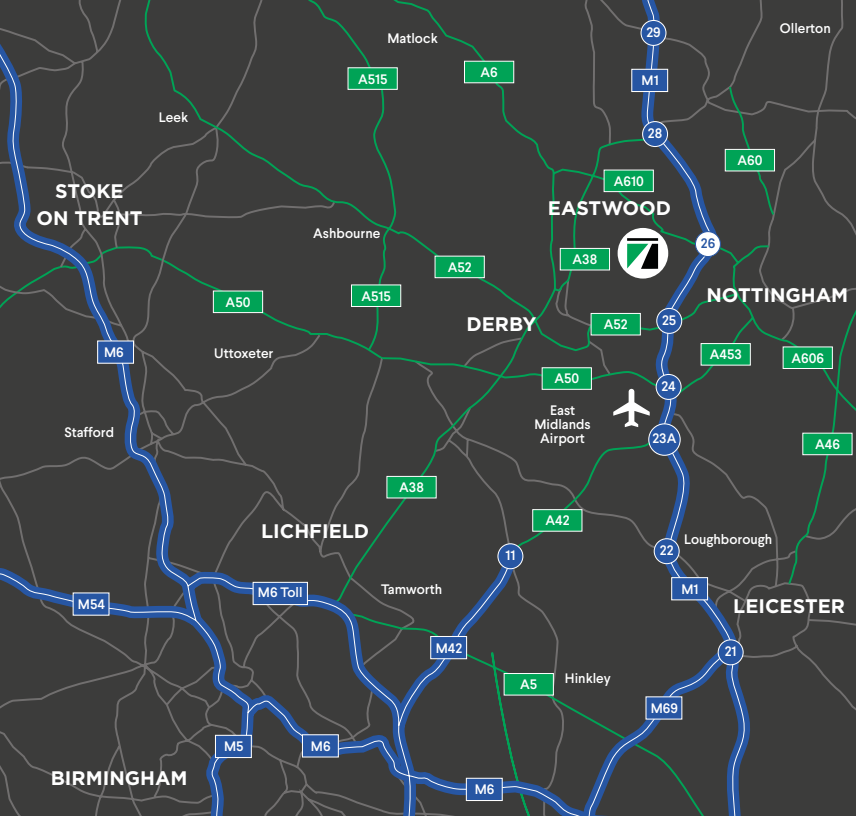
- High quality office specification
- Suspended ceilings
- Teapoint / welfare facilities
- LED lighting

#### EXTERNAL

- Self-contained secure yards
- Yard depths of 30m and 37.5m
- Security lighting
- Extensive car parking
- Cycle and motorcycle parking
- Car charging points

#### ENVIRONMENTAL

- Energy Performance Certificate (EPC Rating) A
- BREEAM Rating 'Very Good'



# LEADING LOCATION

Total Park, Nottingham is a located on the established Access26 Business Park adjacent to the A610 leading to the M1 motorway at junction 26. This central UK position makes it an ideal location to serve the Midlands, the North and national markets.

Destination	Distance	Time
Langley Mill Train Station	0.6 miles	2 mins
A610	0.5 miles	2 mins
M1 (J26)	4.7 miles	7 mins
A38	5.5 miles	13 mins
East Midlands Airport	18.4 miles	22 mins
Birmingham	56 miles	1 hr
Manchester	76.5 miles	1 hr 50 mins



Access to a large skilled labour force



c.1 million people live within a 12 mile radius of the Park



Commuting conurbations include Mansfield (6 miles), Nottingham (11 miles) and Derby (20 miles)

## FOR MORE INFORMATION PLEASE CONTACT:



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## SERVICE CHARGE

Each unit will be responsible for a contribution towards the upkeep and maintenance of the communal areas on the estate.

## BUSINESS RATES

The units will be assessed upon practical completion. Interested parties are invited to make their own enquiries with the local authority.

## TERMS

The units are available for sale or to let.

A DEVELOPMENT BY:

