



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



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.





SUSTAINABILITY

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



- 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



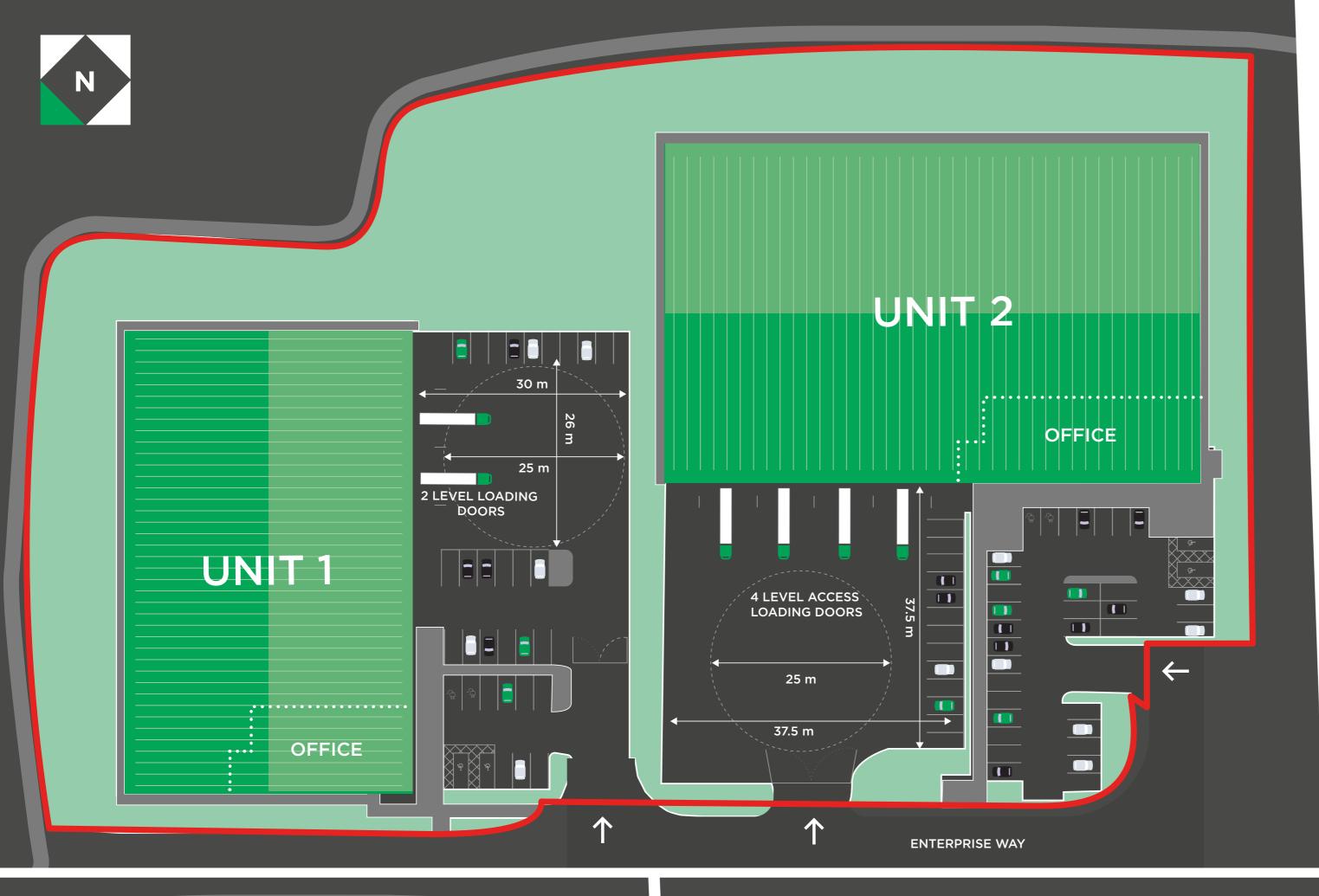


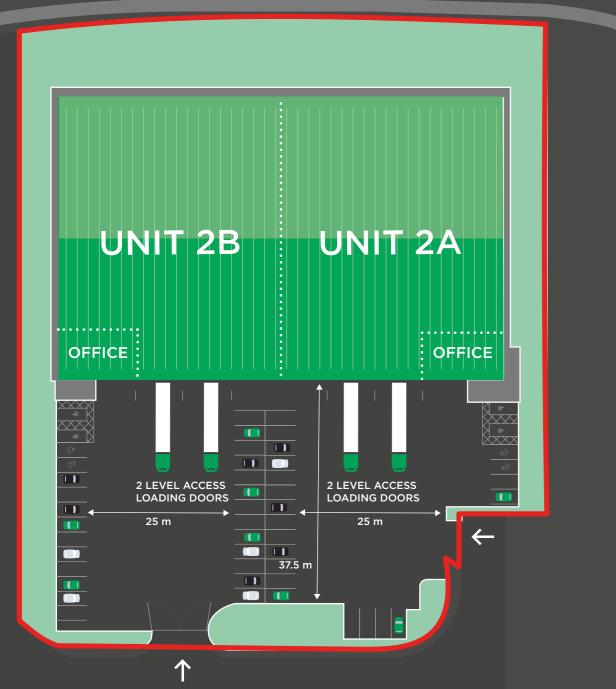
BE CLEAN

- 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





UNIT 2 FLOOR PLAN SPLIT

Ground Floor	19,009	1,766.02
First Floor Offices	968	89.89
Total Area (GIA)	19,977	1,855.91
UNIT 2B		
Ground Floor	19,009	1,766.02
First Floor Offices	968	89.89
Total Area (GIA)	19,977	1,855.91

ACCOMMODATION

UNIT 1		SQ FT	SQ M
Ground Floo	or	28,115	2,612.01
First Floor (Offices	2,852	265.00
Total Area (GIA)	30,968	2,877.01
£	Ű	\updownarrow	
33 car spaces	2 electric car charging points	10m eaves height	
UNIT 2		SQ FT	SQ M
Ground Floo	or	38,225	3,551.21
First Floor (Offices	3,822	355.06
Total Area (GIA)	42,047	3,906.27
Linit 2 has t	ha ahilitu ta ha cali	it into two units of	10.077 cm ft

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

ش ر

2 electric

car charging

points



spaces



10m eaves height

HIGH QUALITY LOGISTICS SPACE

UNITS 1-2

WAREHOUSE

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

EXTERNAL

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

OFFICE

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

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 r rad

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:



Georgina Thompson 07793 461 360 georgina.thompson@m1agency.co.uk James Keeton

07812 250 857 james.keeton@m1agency.co.uk



Richard Sutton 07977 121 340 richards@ng-cs.com Charlotte Steggles 07954 996 197

07954 996 197 charlotte@ng-cs.com

SERVICE CHARGE

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

TERMS

The units are available for sale or to let.

BUSINESS RATES

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

A DEVELOPMENT BY:



Conditions under which particulars are issued by MI Agency for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission 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 satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of MI Agency or any other joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. July 2023. Design by **COMMCK** - cormackadvertising.com