



Available for Lease

261,904 sf / 24,332 sq m
Final Mile Warehouse

Fully Refurbished

REAL ACCESS

Forbes Close
Long Eaton, Nottingham
NG10 1PR UK

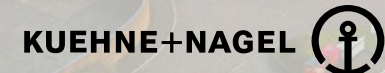


M1 (J25) / A52
SANDIACRE INTERSECTION
3.2 MILES



JUNCTION 24A / M1
4.5 MILES

LOCAL OCCUPIERS



REAL OPPORTUNITY

The nation at your fingertips

The property comprises a 261,904-square-foot logistics facility occupying a site of 11.94 acres. Its scale and location make it the ideal distribution centre for both regional and national markets – and one of the few existing opportunities in a the UK's most active logistics market.

The property has been extensively refurbished and remodelled to a Grade A specification ready to accommodate plug-and-play requirements.

The local economy is highly focussed on logistics and the scheme can draw on a large labour pool from Nottingham, Leicester and Derby. This high quality asset is ideally placed to serve the Midlands 'Golden Triangle' and provide a springboard to the wider UK, making it the perfect choice for both regional and national logistics networks.

EAST MIDLANDS OUTER
'GOLDEN TRIANGLE'
LOCATION

KEY DISTRIBUTION
AREA

READILY AVAILABLE
AND SKILLED
WORKFORCE

RECENTLY REFURBISHED
TO A HIGH SPECIFICATION
AND IS AVAILABLE FOR
IMMEDIATE OCCUPATION

REAL CONNECTIONS



Location

The property is located to the south of Long Eaton Town Centre with strategic access to the M1 (J25) / A52 Sandiacre Intersection (3.2 miles / 7 minutes) providing immediate access to the national motorway network and a direct link between the major regional consumer hubs of Derby (11 miles / 18 minutes) and Nottingham (7.7 miles / 20 minutes). Junction 24A / M1 (4.5 miles / 10 minutes) provides further connectivity to the A50 / Southern Derby Bypass, East Midlands Airport, and the A42 (J14). Nearby high profile developments include SEGRO Logistics Park East Midlands Gateway and East Midlands Distribution Centre.



TRAVEL TIME BY MODE OF TRANSPORTATION

	DISTANCE	TRAVEL TIME
East Midlands	8 miles	13 min
Birmingham	43 miles	47 min
Manchester	73 miles	1 hr 39 min



	DISTANCE	TRAVEL TIME
Immingham	95 miles	1 hr 43 min
Ellesmere	98 miles	1 hr 52 min
Hull	99 miles	1 hr 55 min
Liverpool	106 miles	2 hrs 1 min
Felixstowe	169 miles	3 hrs 2 min
Southampton	172 miles	3 hrs 5 min



	DISTANCE	TRAVEL TIME
A50 (J1)	3.4 miles	8 min
M1	3.6 miles	9 min
SLP East Midlands Gateway	6.7 miles	14 min
East Midlands Distribution Centre	5.5 miles	12 min
Nottingham	8 miles	18 min
Derby	11 miles	19 min
Leicester	24.7 miles	40 min
Birmingham	45.5 miles	55 min

REAL LABOUR

**Forbes Close
Long Eaton, Nottingham
NG10 1PR UK**

LEICESTER
Population: 348,300
Distance: 25 miles
Drive time: 40 minutes

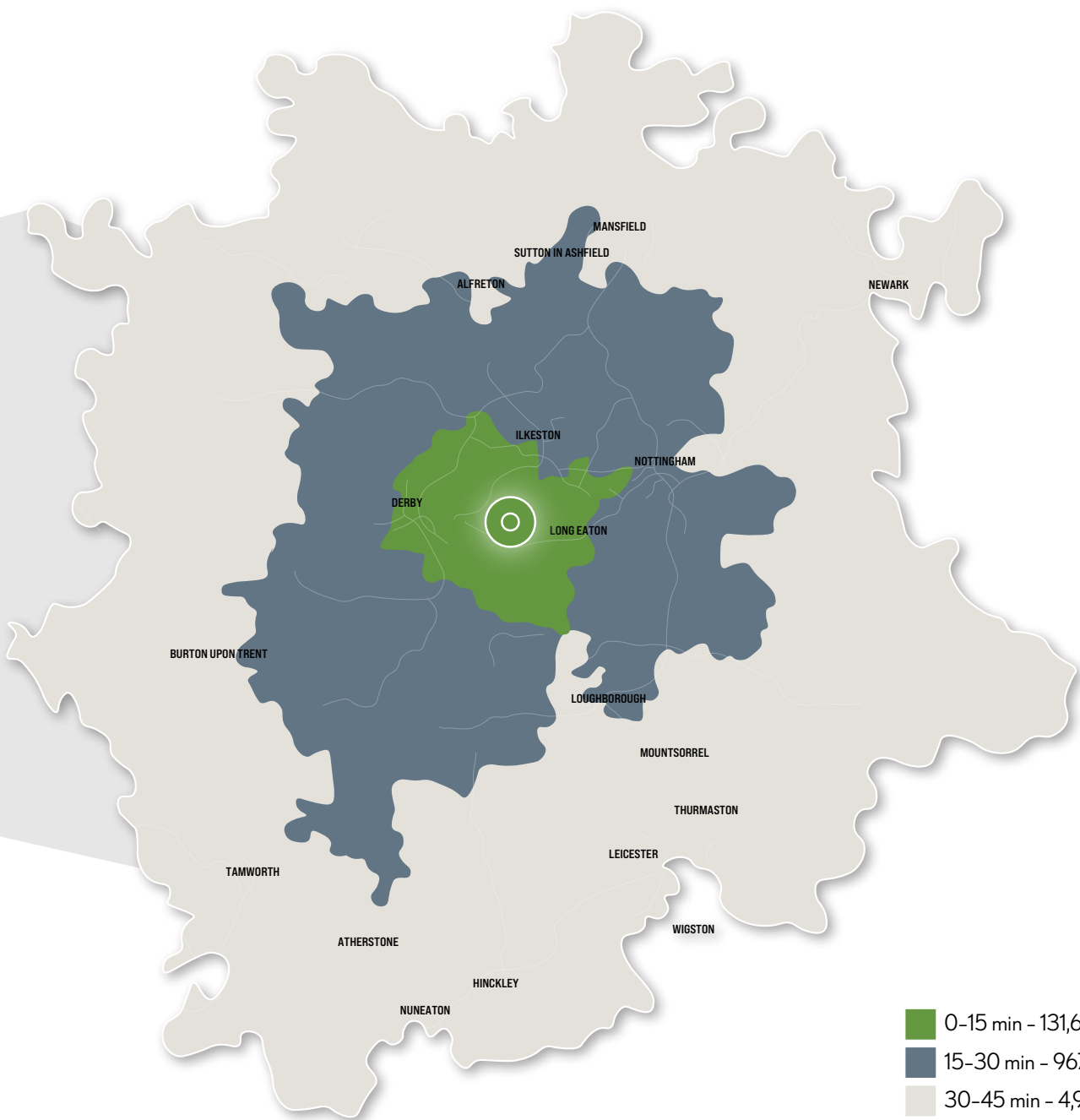
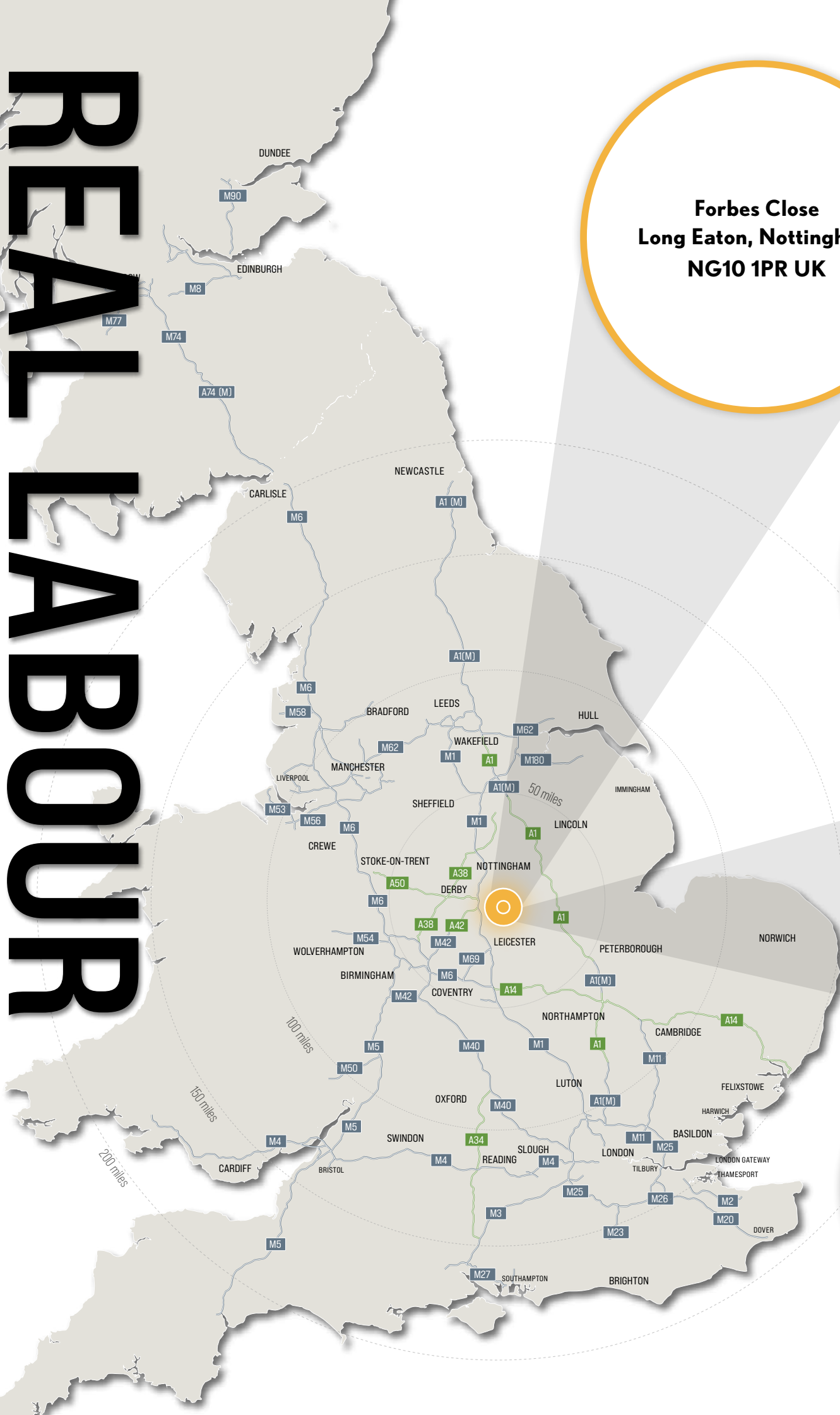
DERBY
Population: 248,750
Distance: 11 miles
Drive time: 19 minutes

NOTTINGHAM
Population: 321,500
Distance: 8 miles
Drive time: 18 minutes

Strategic logistics location

The property is ideally situated, benefiting from prime connectivity and proximity to three established regional consumer cities (Derby, Nottingham and Leicester) providing access to a population of over one million people within a 30-minute drive, ensuring a plentiful local labour supply.

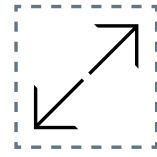
- Currently 332,000 typical logistics employees within a 30-minute drive time
- 440,000 people are economically active within a 30-minute drive time
- One million people within a 30-minute drive time
- 85% of the mainland UK population within four hours' HGV drive time
- Three-city labour supply
- 91% of the UK's domestic spending power within four hours



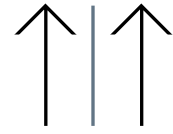
0-15 min - 131,679 people
15-30 min - 967,714 people
30-45 min - 4,964,655 people

Source: www.drivetime.co.uk

REAL ASSET



11.94-ACRE SITE



MAX. INTERNAL EAVES HEIGHT OF 11.38 METRES (MIN. 10.21 METRES)



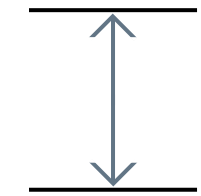
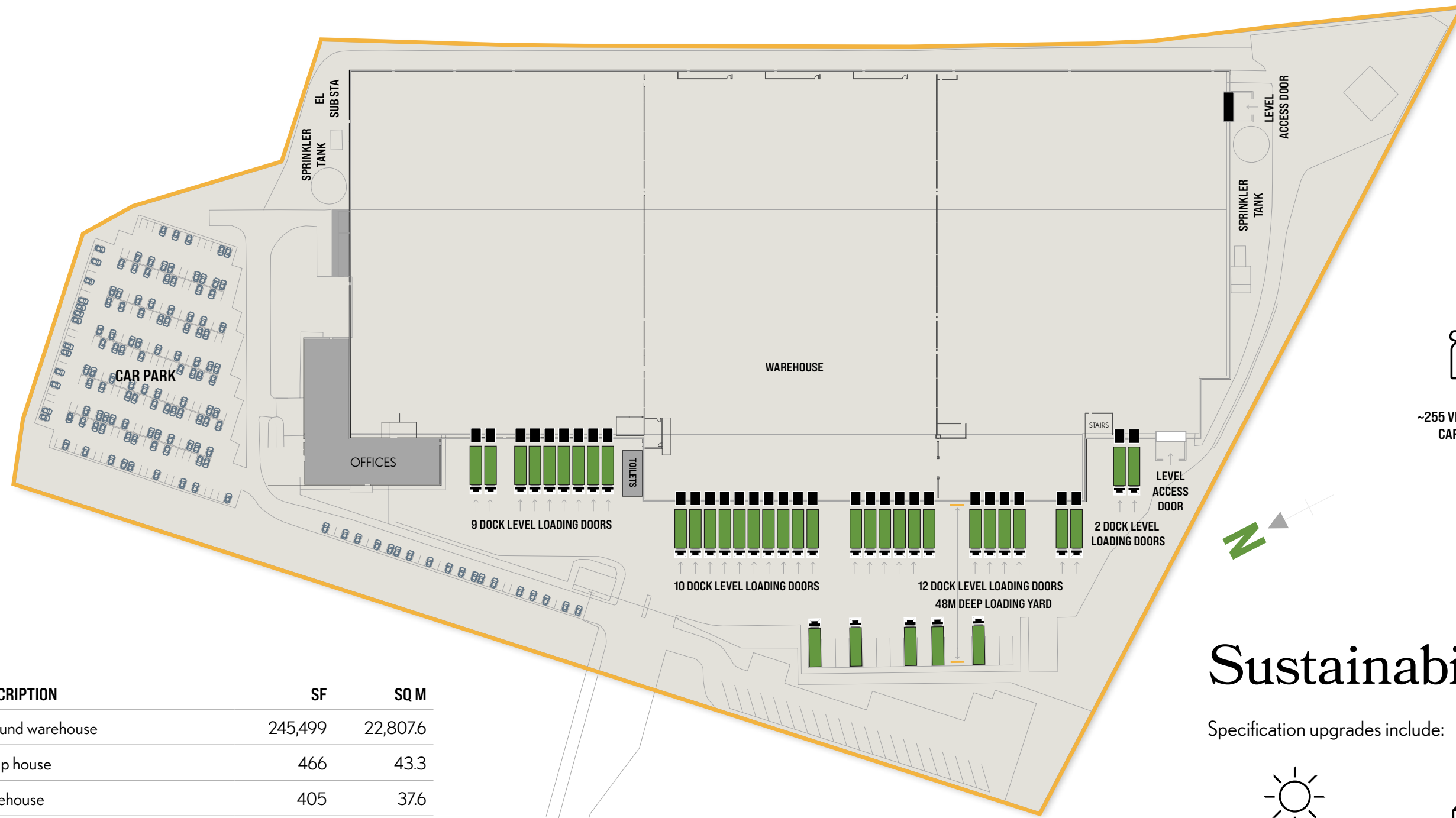
33 DOCK LEVEL LOADING DOORS



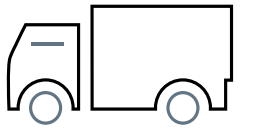
TWO LEVEL ACCESS LOADING DOORS

Fully specced

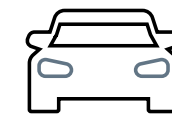
The property comprises a detached three-bay warehouse constructed of steel portal frame with insulated profile steel clad elevations and roof. The property benefits from a two-storey ancillary office block on the front (north-west) elevation.



48-METRE MAX. DEEP LOADING YARD



33 HGV SPACES AND 18 TRACTOR UNIT SPACES



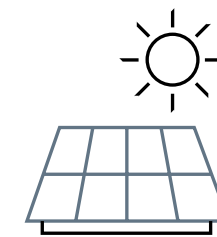
~255 VISITOR AND EMPLOYEE CAR PARKING SPACES



FITTED TWO-STOREY ANCILLARY OFFICES

Sustainability

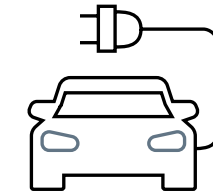
Specification upgrades include:



PV ROOF PROVISION



EPC B31



EV READY



ENERGY EFFICIENT LED LIGHTING

DESCRIPTION	SF	SQ M
Ground warehouse	245,499	22,807.6
Pump house	466	43.3
Gatehouse	405	37.6
Ground office	8,069	749.6
First floor office	7,465	693.5
TOTAL	261,904	24,331.6
Plant mezzanine	1,410	131.0

Approximate Gross Internal Area (GIA)



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REALTERM