



A610 | EASTWOOD | NOTTINGHAM | NG16 3UA | UK

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IMMEDIATE OCCUPATION · GRADE-A INDUSTRIAL LOGISTICS UNIT · READY FOR IMMEDIATE OCCUPATION · GRADE-A INDUSTRIAL LOGISTICS UNIT

**AVAILABLE
NOW**



TO LET

94,348 sq ft

Grade-A industrial/logistics unit

PANATTONI PARK
NOTTINGHAM 95

panattoni.co.uk/nottingham

Nottingham 95 is a superior logistics warehouse, ideally located for regional distribution.

Panattoni Park Nottingham has direct access to the M1 motorway at junction 26, making it the ideal location serving markets in the Midlands and the North.

Over 18 million people live within 2.5 hours HGV drive of this strategically located scheme and nearly 40 million people are accessible within four hours HGV drive time.

With Nottingham and Derby on the doorstep, together with the surrounding previous coal mining towns of Nottinghamshire and Derbyshire, there is plentiful labour available within the locality.

Nottingham 95 (94,348 sq ft) is prominently located fronting the A610. The building is available for immediate occupation.



DEMOGRAPHICS

Available labour force

300,000+

people of working age within a 45 minute drive to work time

Logistics workforce

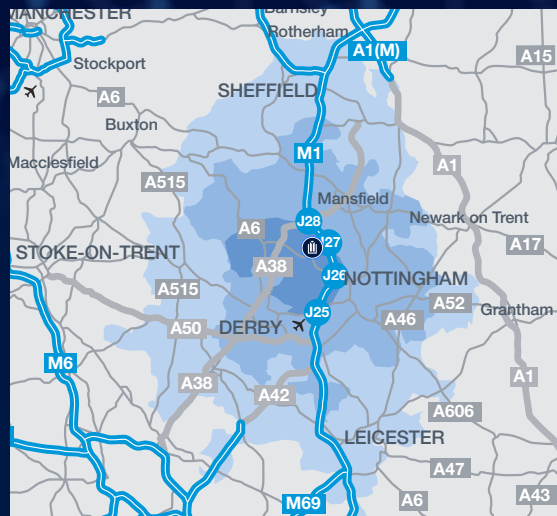
41,000

employed in transport and logistics in the Nottingham area

Source: nomisweb & www.drivetimemaps.co.uk

Sources: www.visit-nottinghamshire.co.uk/invest/sectors/logistics

DRIVE TO WORK TIME



- 0-15 mins
- 15-30 mins
- 30-45 mins

HGV and drive to work maps source: www.drivetimemaps.co.uk

HGV DRIVE TIMES

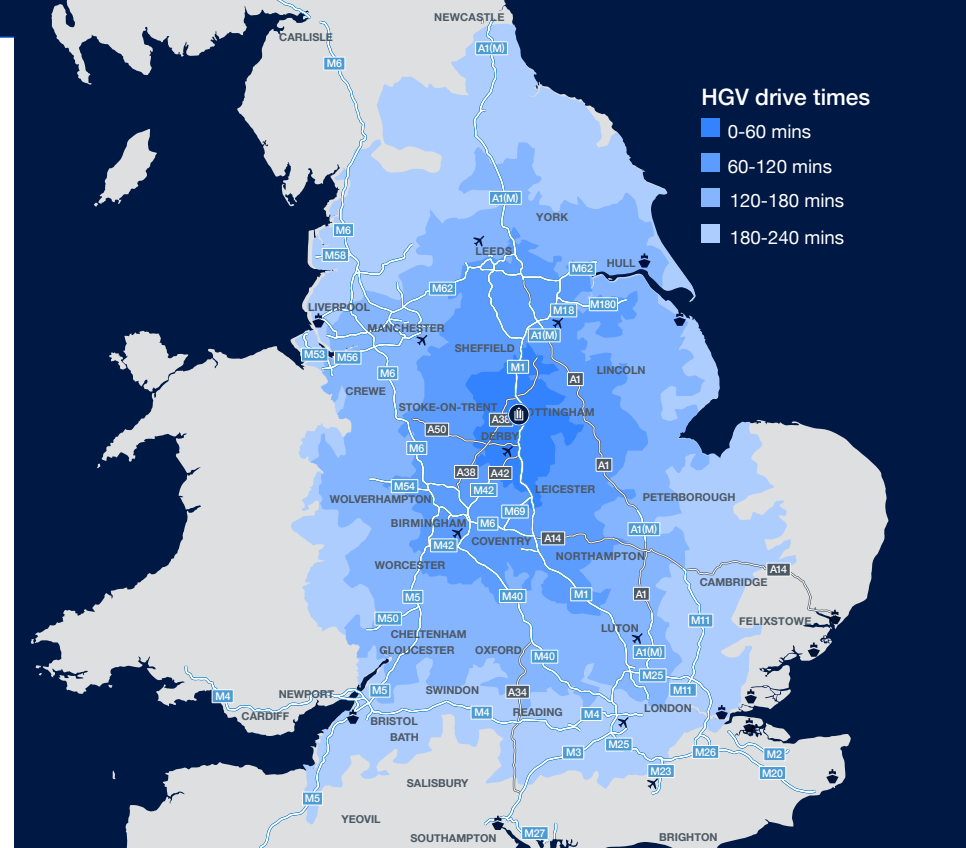
CITIES

Drive times	Distance	Journey
M1 J26	5 miles	7 mins
Nottingham	9.5 miles	28 mins
Derby	15 miles	34 mins
Leicester, M1 J22	26 miles	46 mins
Sheffield	39 miles	1 hr 5 mins
Birmingham	51 miles	1 hr 26 mins
Manchester	76 miles	2 hrs 35 mins
London, M25	112 miles	3 hrs 10 mins

PORTS

Felixstowe	180 miles	5 hrs 7 mins
Southampton	206 miles	6 hrs 7 mins

Source: Freight Journey Planner



ACCOMMODATION

Warehouse	84,705 sq ft	7,869 sq m
First floor, offices and storage	5,275 sq ft	490 sq m
Single storey offices	4,368 sq ft	406 sq m
TOTAL	94,348 sq ft	8,765 sq m

BREEAM®
'VERY GOOD'

A 0-25
EPC RATING OF 'A'

SPECIFICATION

- 12M** CLEAR INTERNAL HEIGHT
- 50KN/M2** FLOOR LOADING
- 7 TONNE** RACK LEG LOADING
- 15%** ROOF LIGHTS
- 750 KVA** POWER SUPPLY
- 9** DOCK DOORS
- 1** LEVEL ACCESS DOORS
- 26** HGV PARKING SPACES
- 68** CAR PARKING SPACES
- 50M** YARD DEPTH

EASY MOTORWAY NETWORK ACCESS

Immediately adjacent to the A610 dual carriageway, Panattoni Park Nottingham 95 lies within seven minutes of M1 J26.



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