

TO LET (SUB LET/ASSIGNMENT)

33,154 SQ FT

HIGH SPECIFICATION INDUSTRIAL / LOGISTICS UNIT

(available by way of a sub-let or assignment)

 **EPC**
A Rated

BREEAM
Very Good

440 KVA ⚡
Power Supply

Unit **3B**
Power
Park



Thane Road, Nottingham **NG7 2TG**



3B

DAF

MIDFIX

BDM

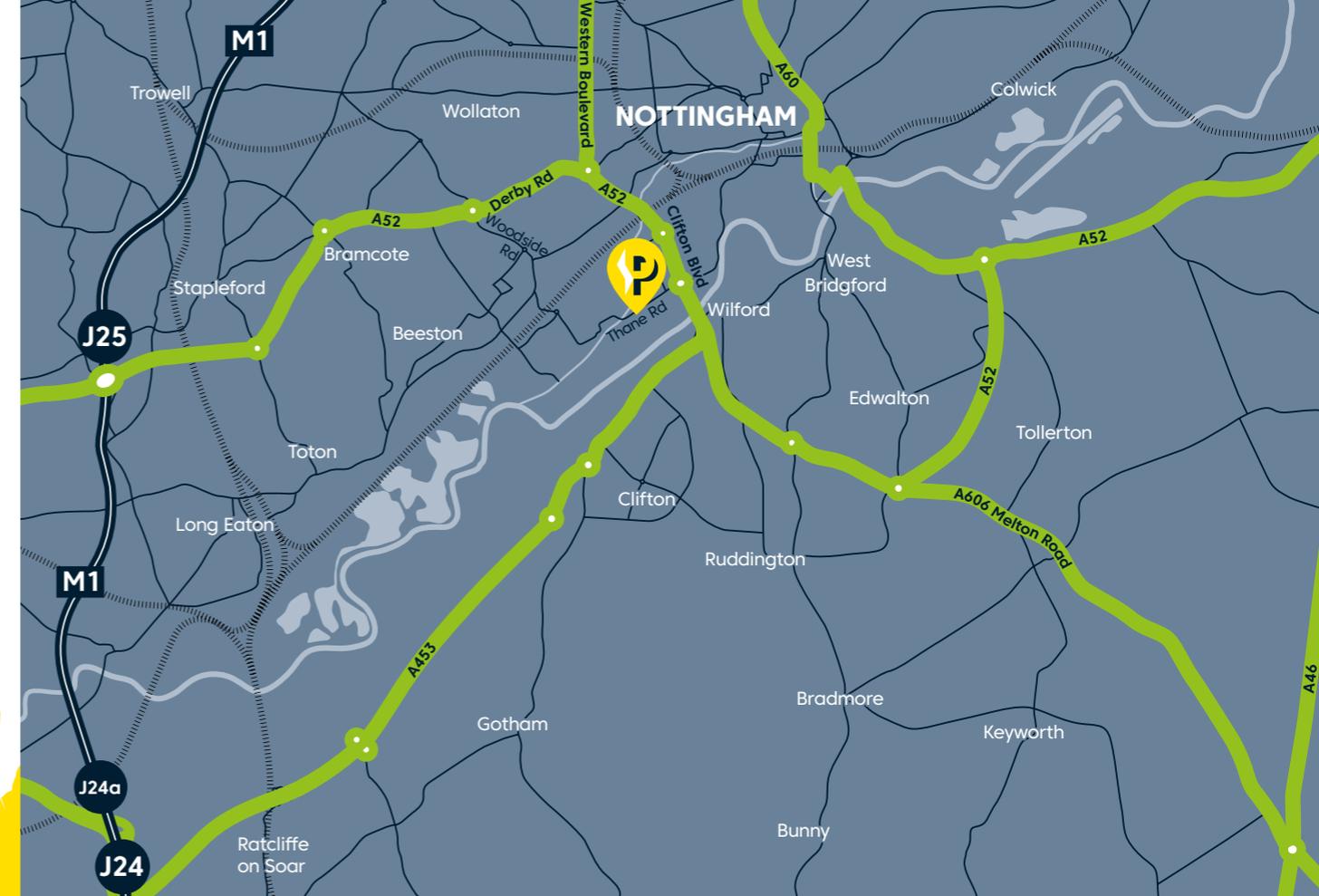
Power Park Nottingham lies within one of the best connected industrial areas in the UK.

LOCATION

Located **2 miles** to the Southwest of **Nottingham City Centre**, Power Park benefits from an exceptional location in the centre of the country. **Junction 24** of the **M1 motorway** to the west is a **12 minute Drive** which links the site to the rest of the country via an excellent motorway network.



East Midlands Airport is **11 miles** to the southwest of the site and **The East Midlands Gateway rail freight terminal** **10 miles** to the southwest.



DRIVE TIMES

Nottingham	2.8 miles	11 mins
Leicester	28 miles	40 mins
Sheffield	46 miles	62 mins
Birmingham	56 miles	67 mins
Manchester	95 miles	119 mins
London	126 miles	150 mins

In the immediate locality the site is accessed off Clifton Boulevard with Nottingham's established industrial sector to the north and east. Adjacent to the west is the HQ complex of Boots Pharmacy, a major employer in the area and across the country.

Nottingham is ideally located in the midlands 89% of the UK population within a 4 hour drive from the site, and close by to a number of major cities.



3B

DESCRIPTION

Completed in April 2023 Power Park provides best in class accommodation with enhanced power supplies and ESG credentials. The property is yet to have been occupied and provides a brand new blank canvas for any incoming occupier with unit 3B built to the following specification:

 **440 KVA Power supply**

 **EPC Rating of A**

 **2 loading docks**

 **1 level access door**

 **45 car parking spaces**

 **12 cycle rack spaces**

The unit floor areas are as follows:

Area	SQ M	SQ FT
Warehouse	2,869.5	30,887
Offices (2 storey)	210.6	2,267
TOTAL	3,080.1	33,154

All net areas are approximate and may be subject to a final measurement.

TENURE

The property is currently held under a FRI lease expiring 7th August 2034.

The current rent payable is £145,049 per annum, rising to £290,098 on 8th February 2026 equating to £8.75/sqft.

There is an open market rent review on 8th August 2029.

The lease is subject to a tenant only break clause on 7th August 2029, subject to 6 months' notice and a break penalty sum of £169,224.









NHS
QUEENS MEDICAL
CENTRE

BOOKER

**BEESTON
CANAL**

**Arnold
Clark**

SHOWCASE
CINEMA DE LUX

**BIG
YELLOW
SELF
STORAGE**



**ready
steady
store**



MIDFIX

DAF

3B



A52

BDM

THANE RD

**NOTTINGHAM
CENTRE**

Unit 3B Power Park



Thane Road, Nottingham **NG7 2TG**

EPC

Certificate available on request.

BUSINESS RATES

Interested parties are invited to make their own enquiries with the relevant authority.

LEGAL COSTS

Each party to bare their own legal costs

CONTACT

For more information or to arrange a viewing, please contact the sole agent:

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VIEWINGS - Viewings are strictly by appointment only. Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Property. Viewers and visitors of the Property do so at their own risk.

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REAL ESTATE**

