



VGP PARK EAST MIDLANDS

The new location for your logistics,
industrial and commercial activities

www.vgpparks.eu

newlands
developments

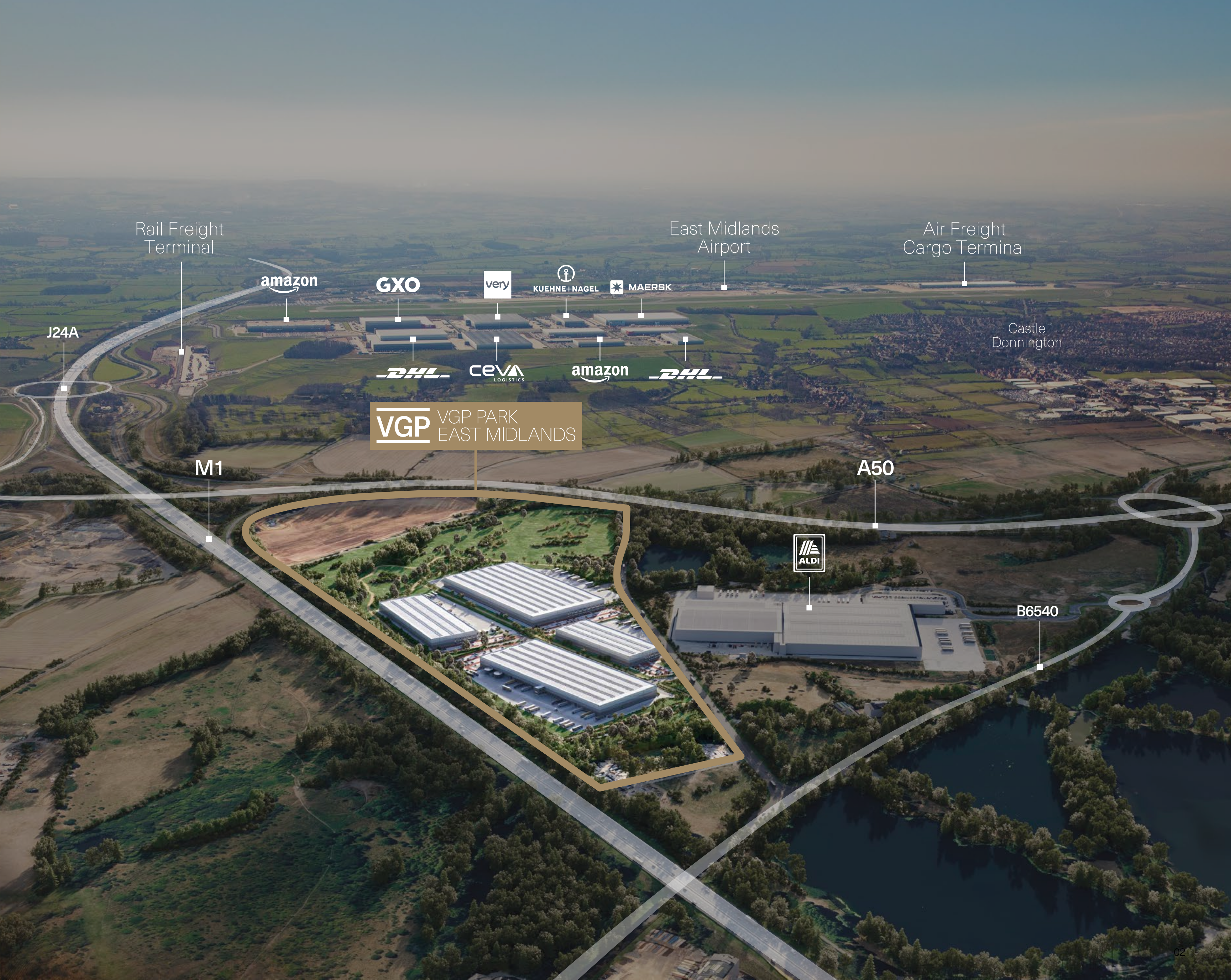


**Four new industrial and logistics units
between 95,000 sq ft – 342,258 sq ft**

Under construction with units available for occupation by October 2026

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Location

VGP Park East Midlands is strategically located adjacent to Junction 24a of the M1, providing direct access to the UK’s key logistics corridor. The park provides excellent connectivity to Nottingham, Derby, and Sheffield to the north, and Leicester and the wider East Midlands to the south. The site sits at the junction of the M1 / A50 positioning it at the heart of a major intermodal hub, in close proximity to both East Midlands Airport and the East Midlands Gateway Rail Freight Terminal. There is a large and skilled labour pool of 1,000,000 people, who are situated within a 30 minutes drive time from the site.

Drive Times



City		
Nottingham	14 miles	22 mins
Birmingham	43 miles	50 mins
Sheffield	53 miles	55 mins
Manchester	87 miles	1 hr 40 mins
Central London	120 miles	2 hrs 10 mins



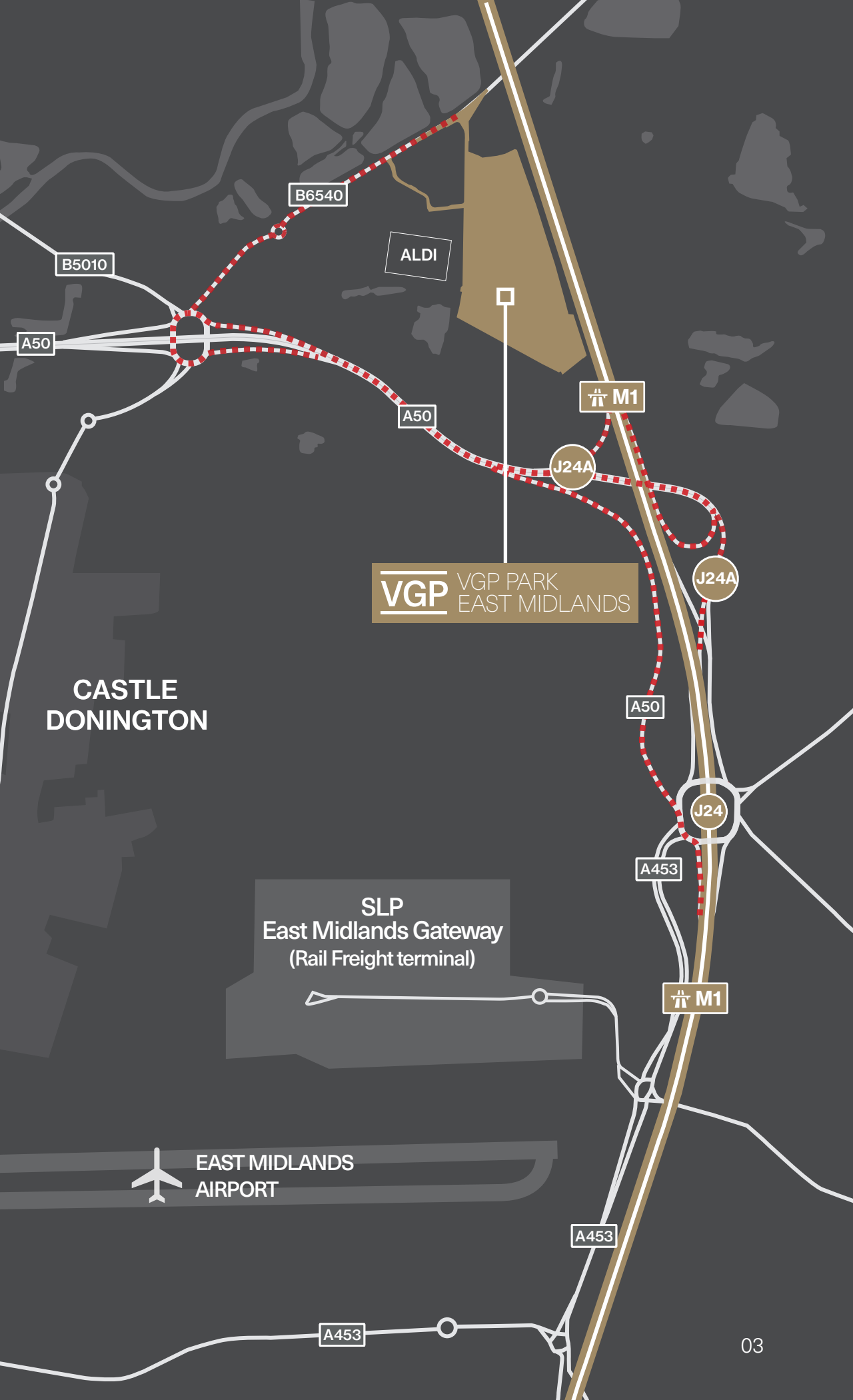
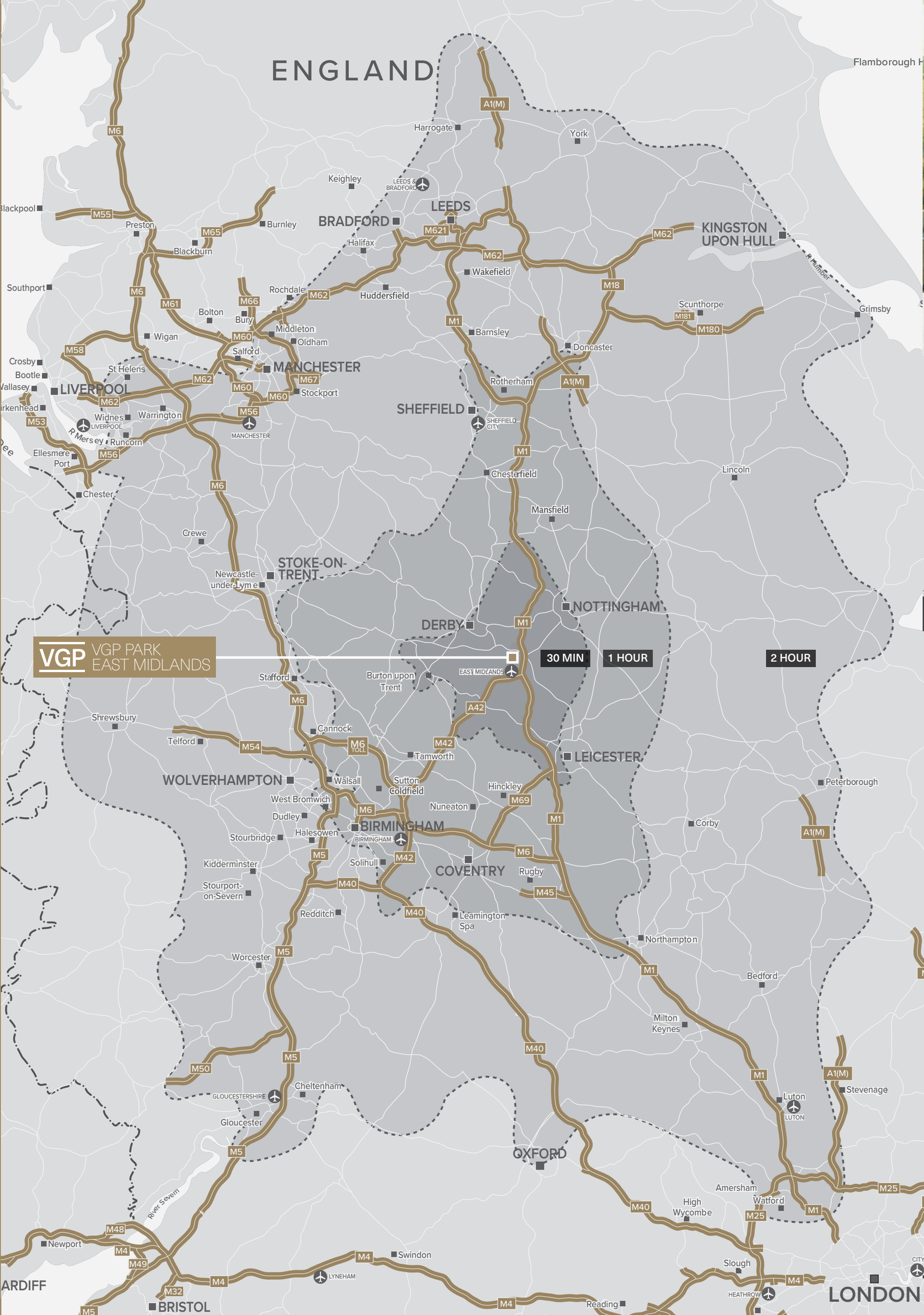
Airport		
East Midlands	5 miles	8 mins
Birmingham	40 miles	40 mins
Heathrow	119 miles	2 hrs



Port		
Immingham	99 miles	1 hr 30 mins
Hull	100 miles	1 hr 30 mins
Liverpool	103 miles	1 hr 50 mins
Felixstowe	167 miles	2 hr 40 mins



Rail Freight		
SLP East Midlands	5 miles	8 mins
Birch Coppice	27 miles	28 mins
Hams Hall	34 miles	35 mins



Aerial CGI



Unit 3

Phase 1

Unit 3 Phase 1

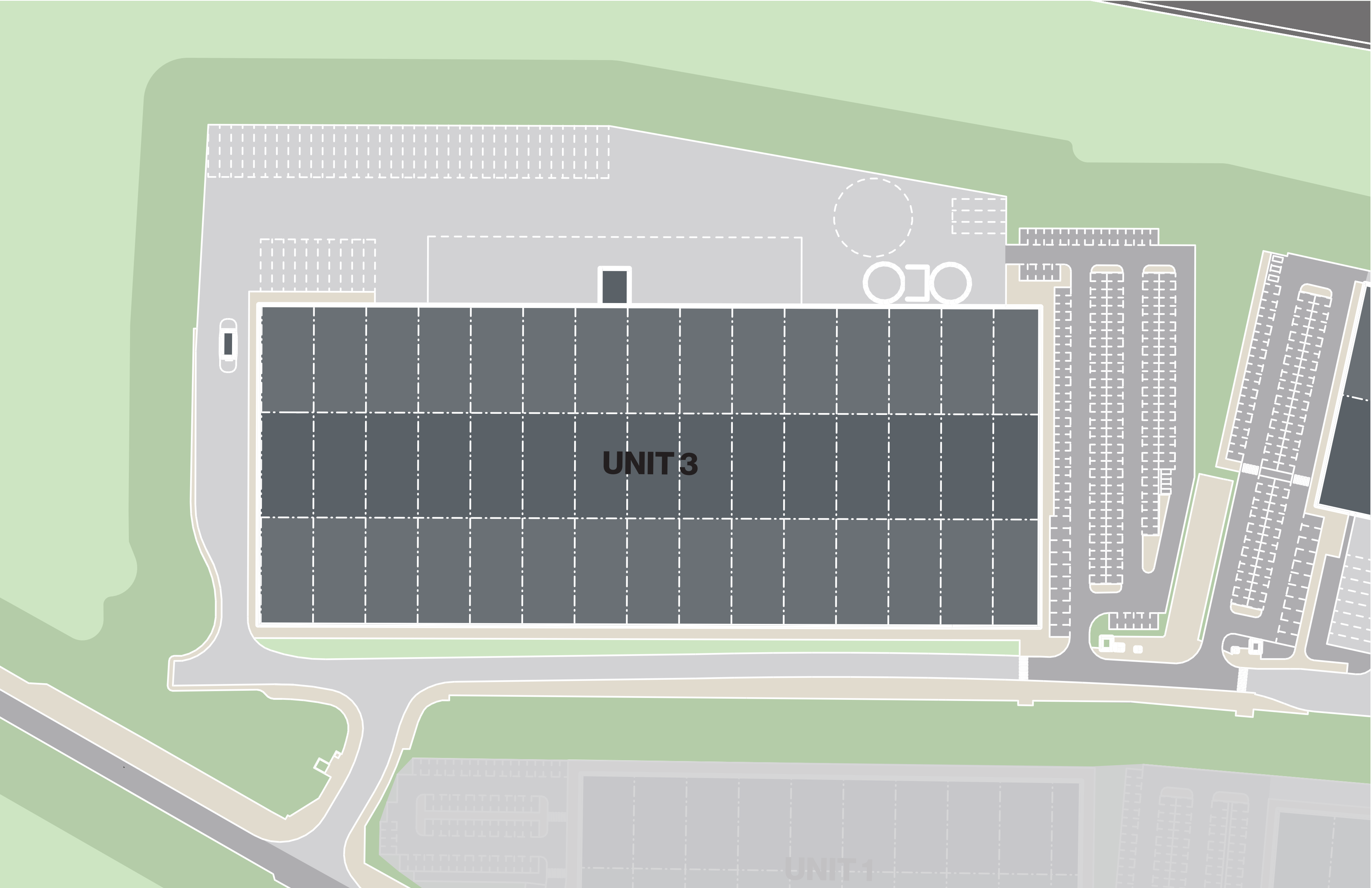
Under Construction

Practical Completion
October 2026

	SQ FT	SQM
Warehouse	243,000	22,575
Offices	13,000	1,208
Total	256,258*	23,807*

* Including gatehouses at (258 sq ft/24 sqm)

-  24 dock doors
-  2 level access doors
-  15 m clear height
-  55 m service yard
-  198 car parking spaces
-  48 HGV parking spaces
-  1.2 MVA power



Unit 3 - Warehouse

Phase 1

Unit 3 Phase 1

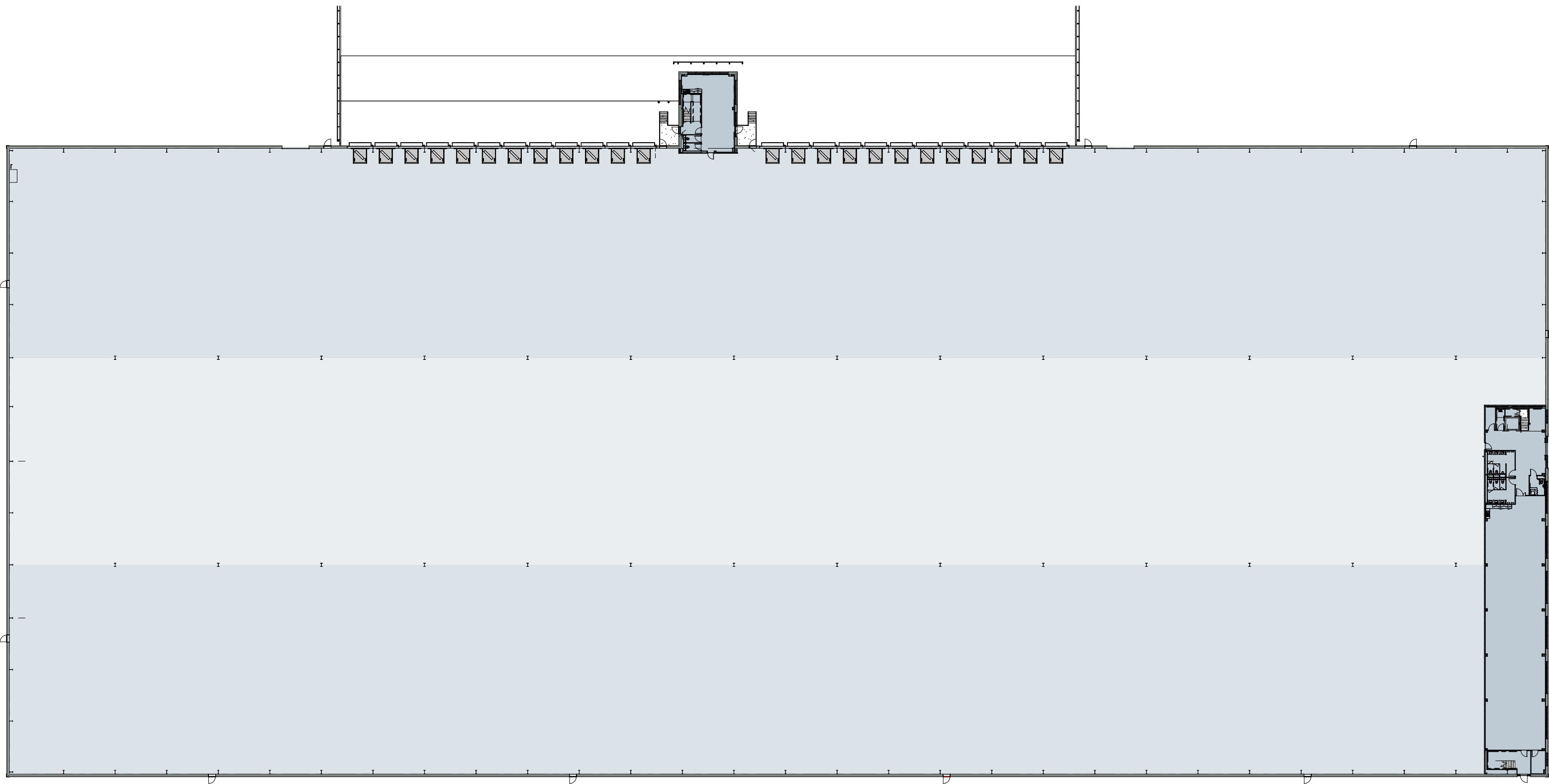
Under Construction

Practical Completion
October 2026

	SQ FT	SQM
Warehouse	243,000	22,575
Offices	13,000	1,208
Total	256,258*	23,807*

* Including gatehouses at (258 sq ft/24 sqm)

-  24 dock doors
-  2 level access doors
-  15 m clear height
-  55 m service yard
-  198 car parking spaces
-  48 HGV parking spaces
-  1.2 MVA power



Unit 3 - Warehouse - Roof Plan

Phase 1

Unit 3 Phase 1

Under Construction

Practical Completion

October 2026

	SQ FT	SQM
Warehouse	243,000	22,575
Offices	13,000	1,208
Total	256,258*	23,807*

* Including gatehouses at (258 sq ft/24 sqm)

 24 dock doors

 2 level access doors

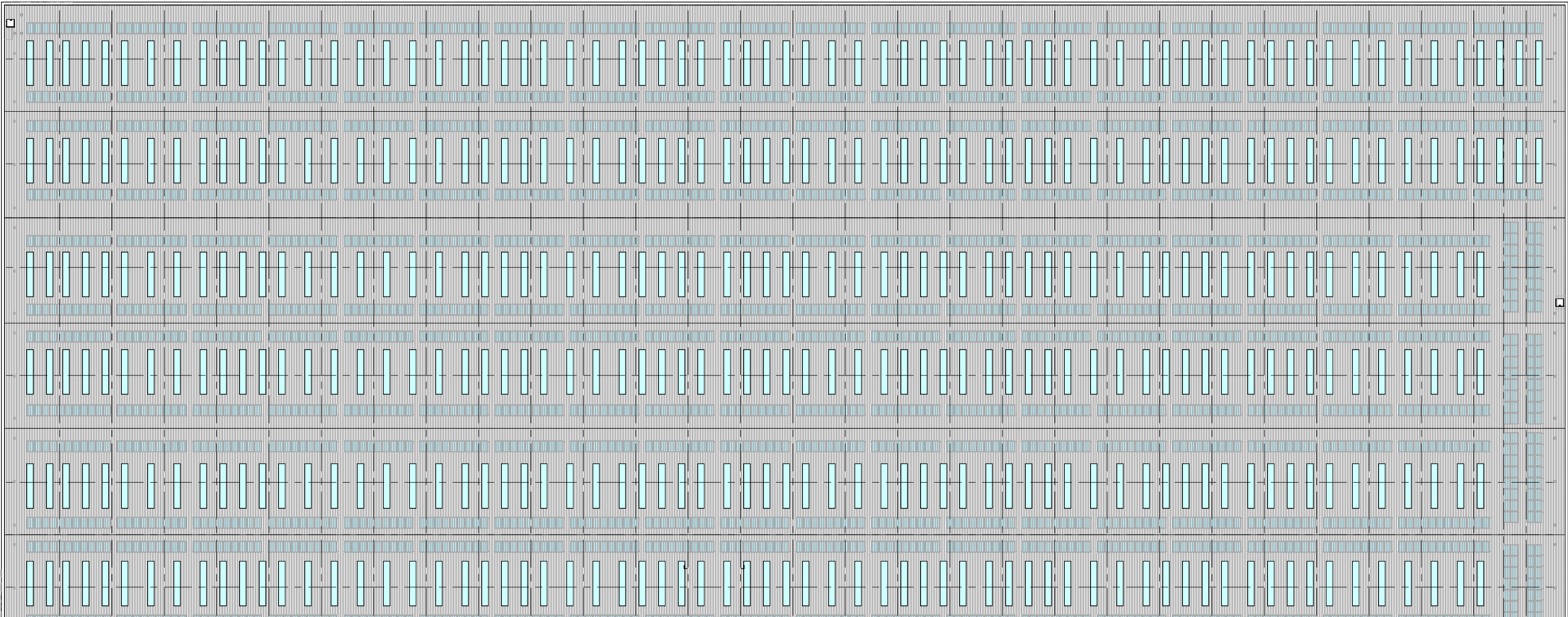
 15 m clear height

 55 m service yard

 198 car parking spaces

 48 HGV parking spaces

 1.2 MVA power



Unit 3 - Office

Phase 1

Unit 3 Phase 1

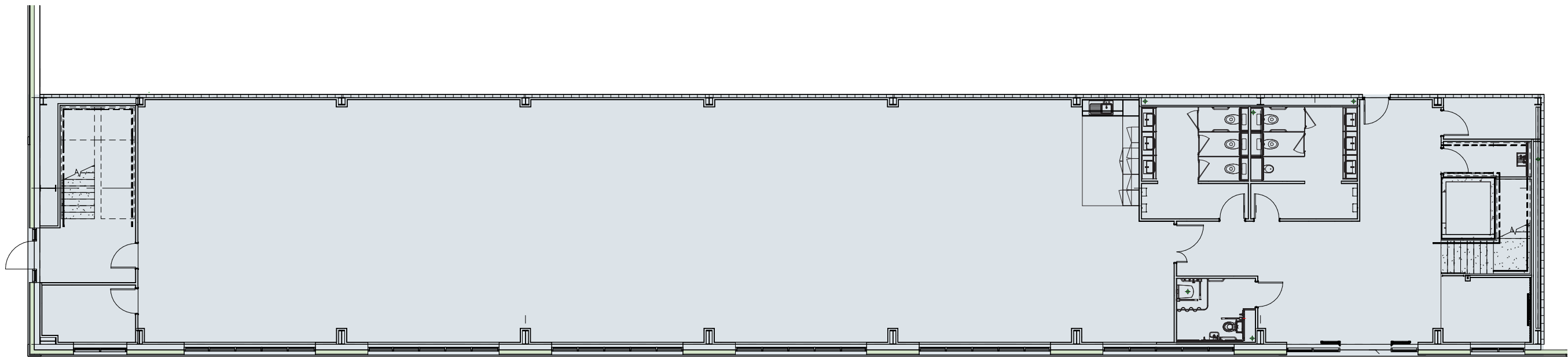
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October 2026

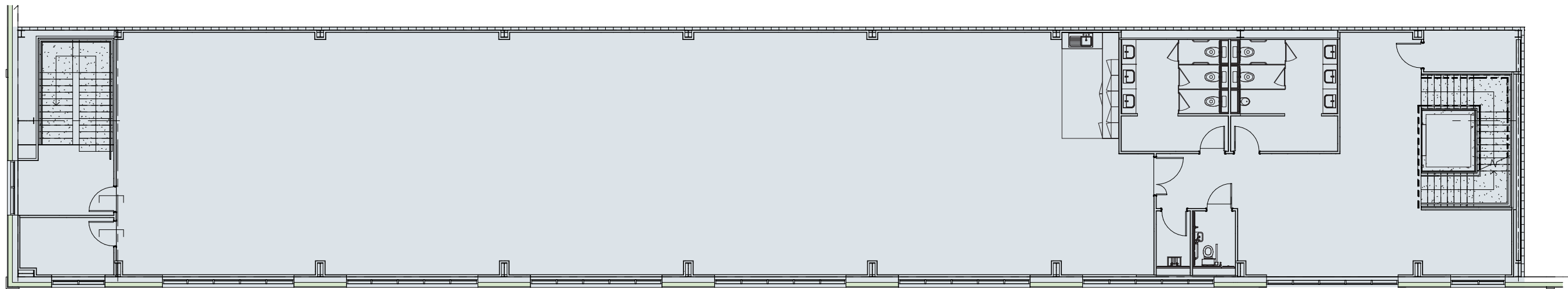
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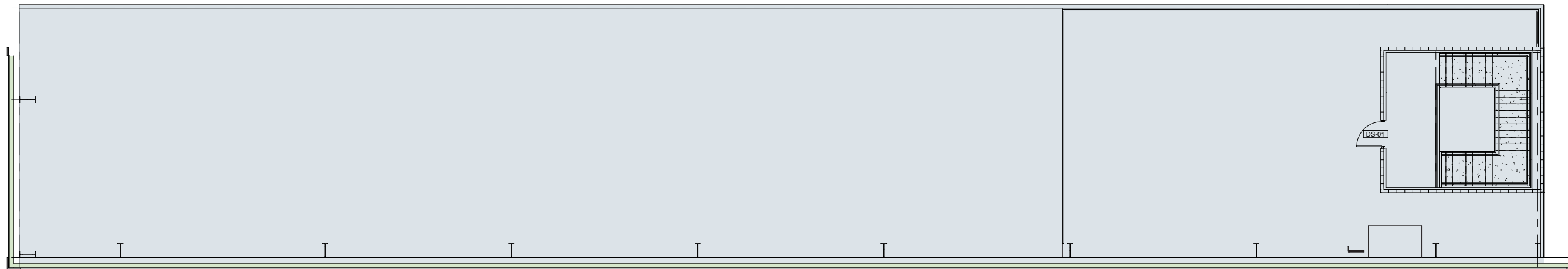
-  24 dock doors
-  2 level access doors
-  15 m clear height
-  55 m service yard
-  198 car parking spaces
-  48 HGV parking spaces
-  1.2 MVA power



GA Plan - Main Office - Level 00



GA Plan - Main Office - Level 01



GA Plan - Main Office- Plant Deck

Unit 3 - Gatehouse

Phase 1

Unit 3 Phase 1

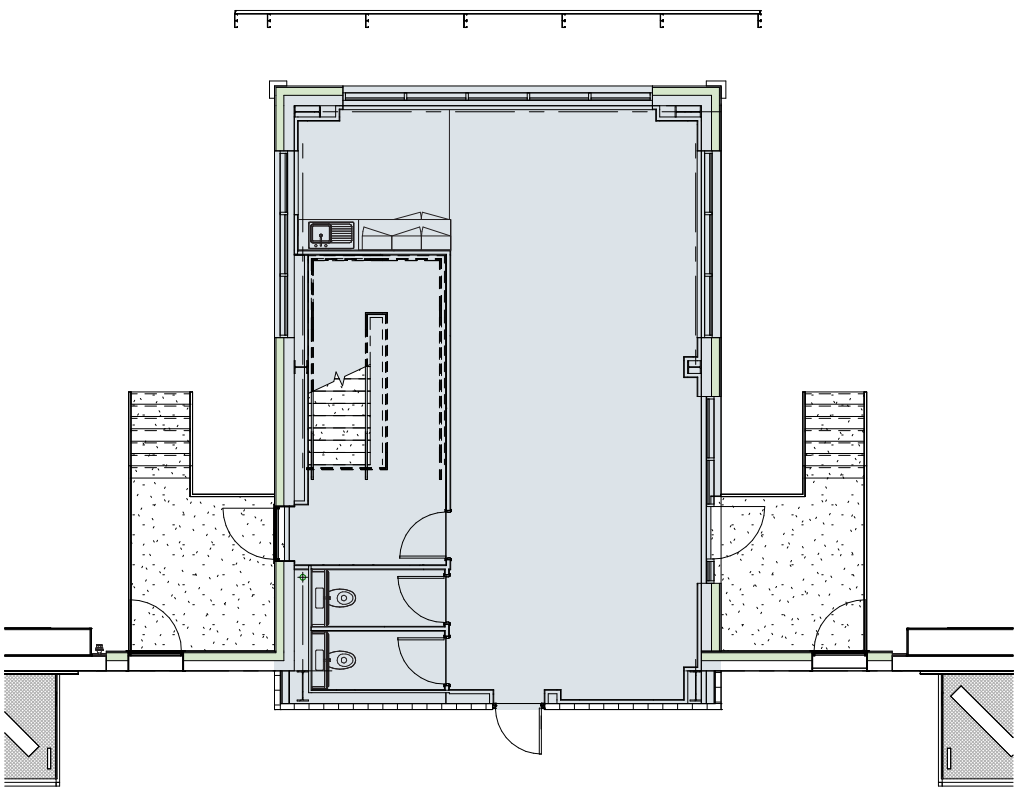
Under Construction

Practical Completion
October 2026

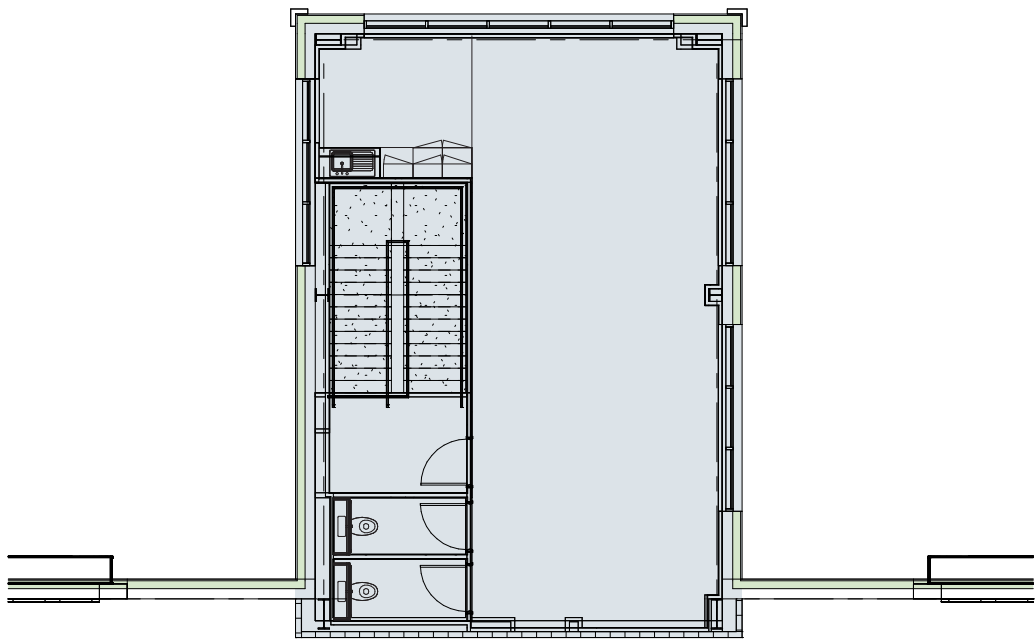
	SQ FT	SQM
Warehouse	243,000	22,575
Offices	13,000	1,208
Total	256,258*	23,807*

* Including gatehouses at (258 sq ft/24 sqm)

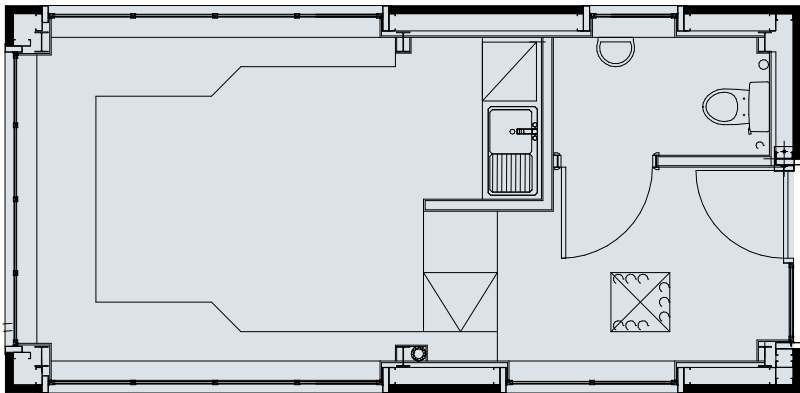
-  24 dock doors
-  2 level access doors
-  15 m clear height
-  55 m service yard
-  198 car parking spaces
-  48 HGV parking spaces
-  1.2 MVA power



GA Plan - Hub - Level 00



GA Plan - Hub - Level 01



Gatehouse

Unit 3 - Elevations

Phase 1

Unit 3 Phase 1

Under Construction

Practical Completion
October 2026

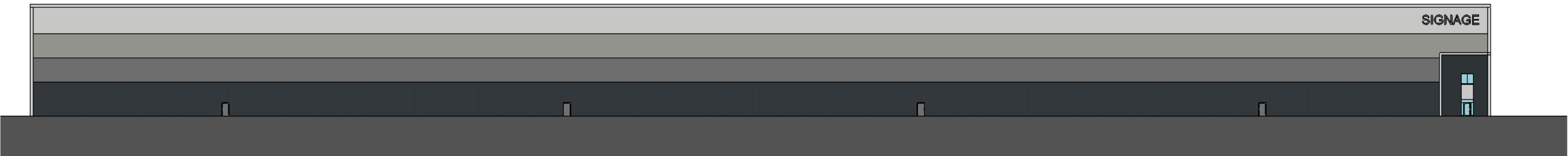
	SQ FT	SQM
Warehouse	243,000	22,575
Offices	13,000	1,208
Total	256,258*	23,807*

* Including gatehouses at (258 sq ft/24 sqm)

-  24 dock doors
-  2 level access doors
-  15 m clear height
-  55 m service yard
-  198 car parking spaces
-  48 HGV parking spaces
-  1.2 MVA power



North East - Elevation 1



South West - Elevation 2



South East - Elevation 3



North West - Elevation 4

Unit 4

Phase 1

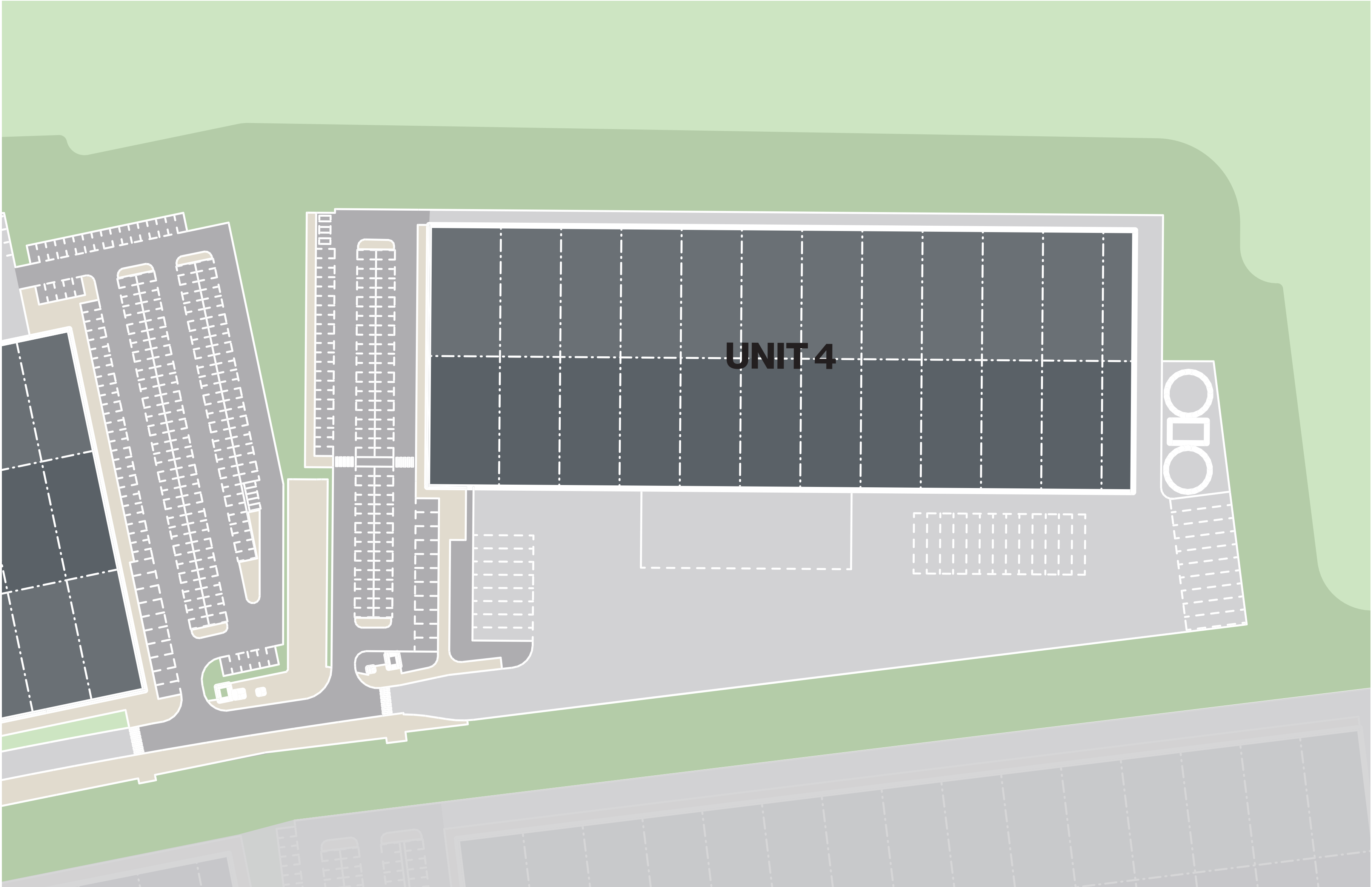
Unit 4 Phase 1

Under Construction

Practical Completion
October 2026

	SQ FT	SQM
Warehouse	134,250	12,472
Offices	6,750	627
Total	141,000	13,099

-  13 dock doors
-  2 level access doors
-  15 m clear height
-  40 m service yard
-  109 car parking spaces
-  31 HGV parking spaces
-  700 KVA power



Unit 4 - Warehouse

Phase 1

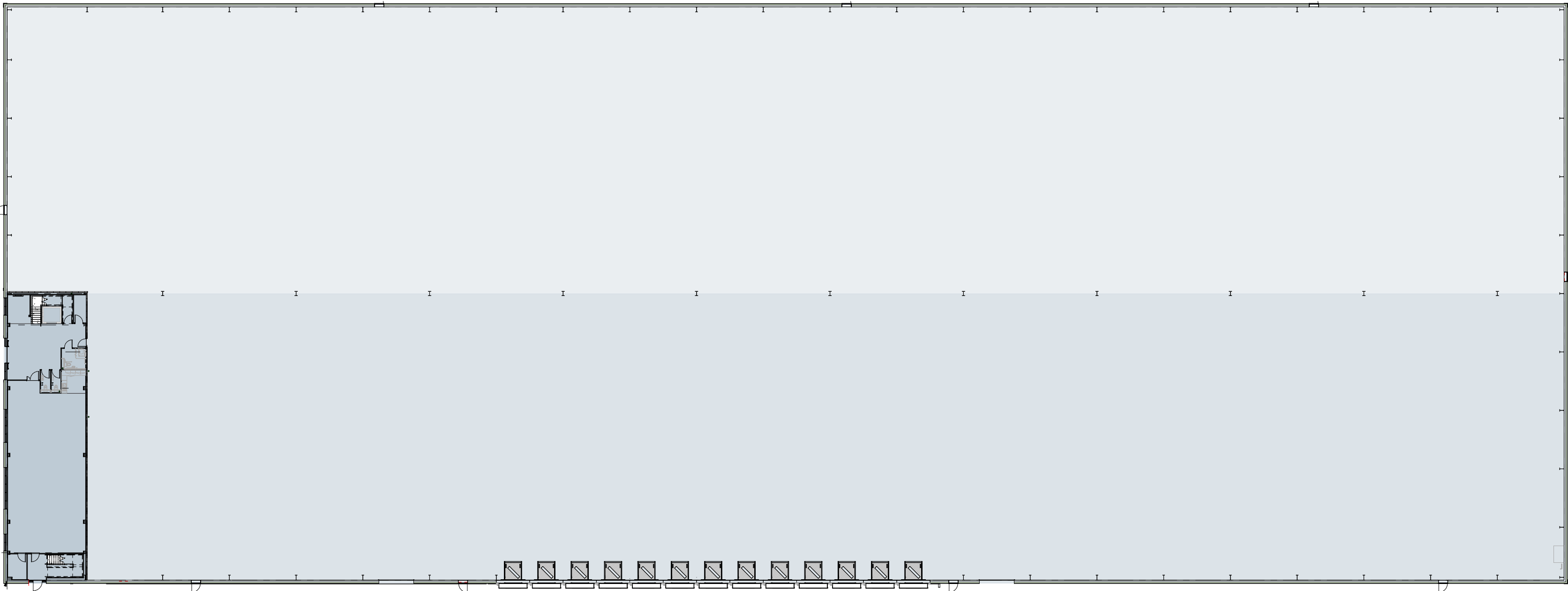
Unit 4 Phase 1

Under Construction

Practical Completion
October 2026

	SQ FT	SQM
Warehouse	134,250	12,472
Offices	6,750	627
Total	141,000	13,099

-  13 dock doors
-  2 level access doors
-  15 m clear height
-  40 m service yard
-  109 car parking spaces
-  31 HGV parking spaces
-  700 KVA power



Unit 4 - Warehouse - Roof Plan

Phase 1

Unit 4 Phase 1

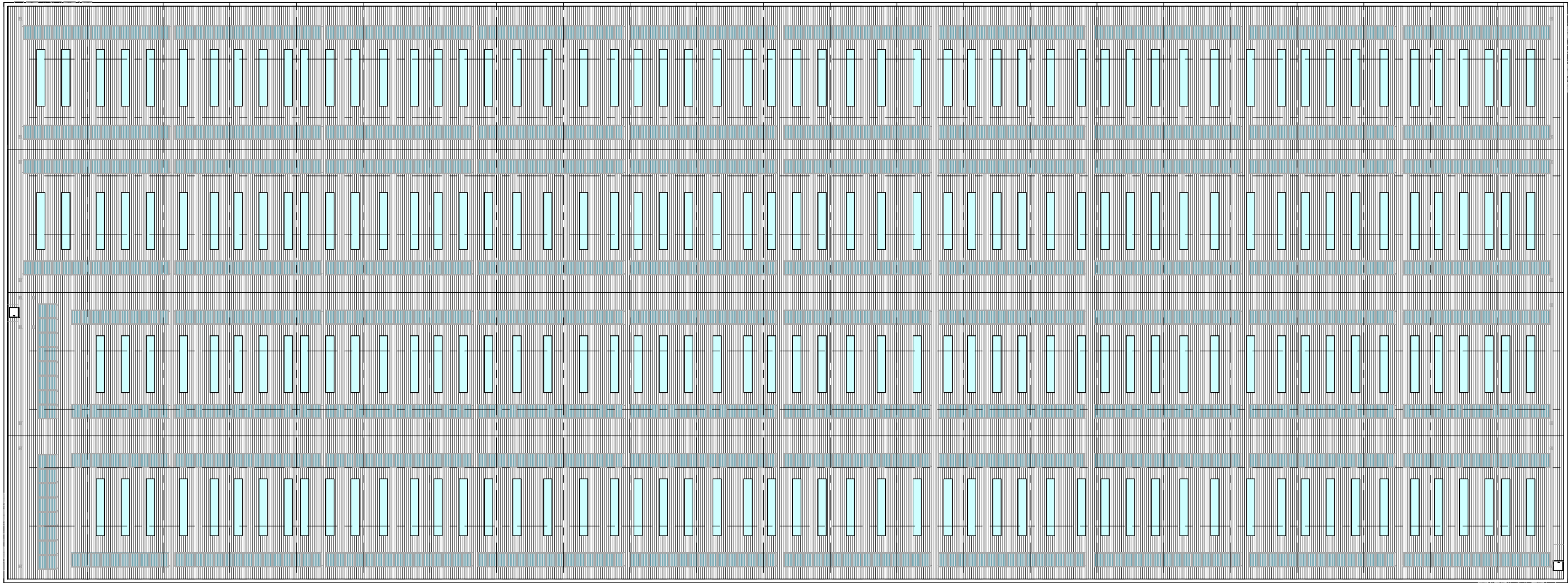
Under Construction

Practical Completion

October 2026

	SQ FT	SQM
Warehouse	134,250	12,472
Offices	6,750	627
Total	141,000	13,099

-  13 dock doors
-  2 level access doors
-  15 m clear height
-  40 m service yard
-  109 car parking spaces
-  31 HGV parking spaces
-  700 KVA power



GA Plan - Warehouse - Roof Plan

Unit 4 - Office

Phase 1

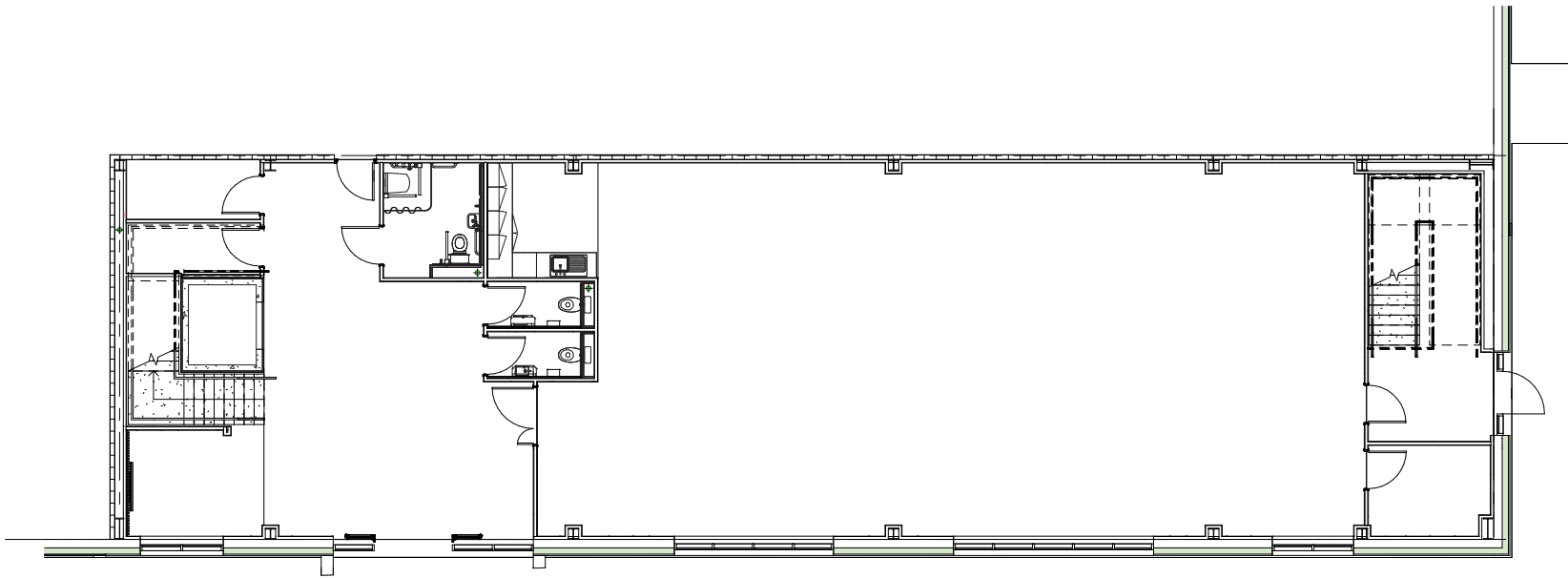
Unit 4 Phase 1

Under Construction

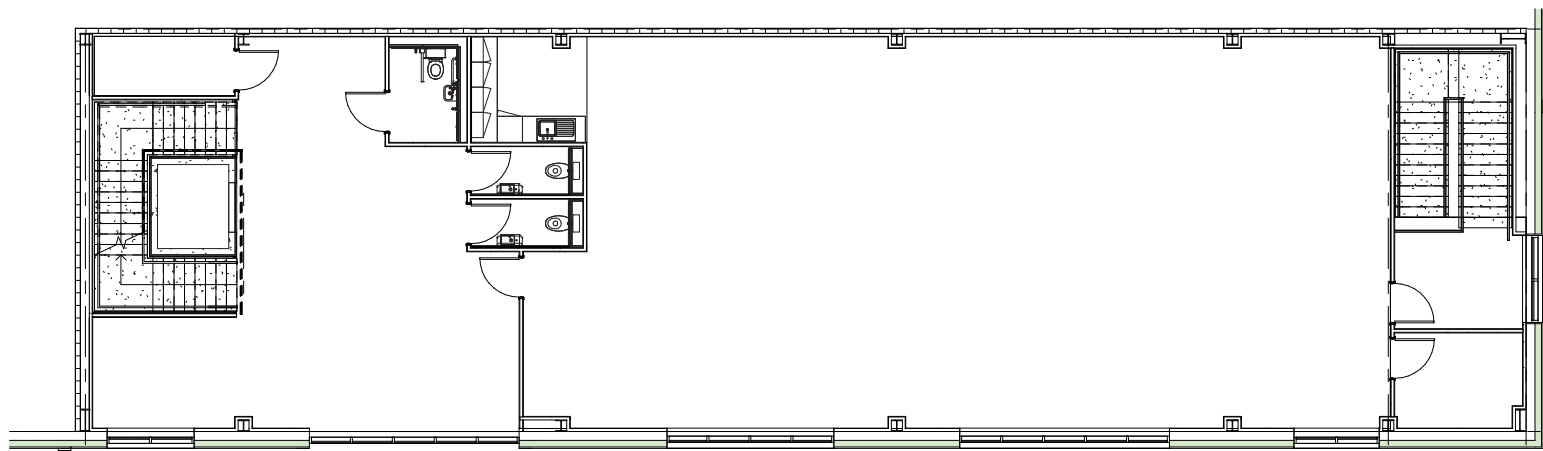
Practical Completion
October 2026

	SQ FT	SQM
Warehouse	134,250	12,472
Offices	6,750	627
Total	141,000	13,099

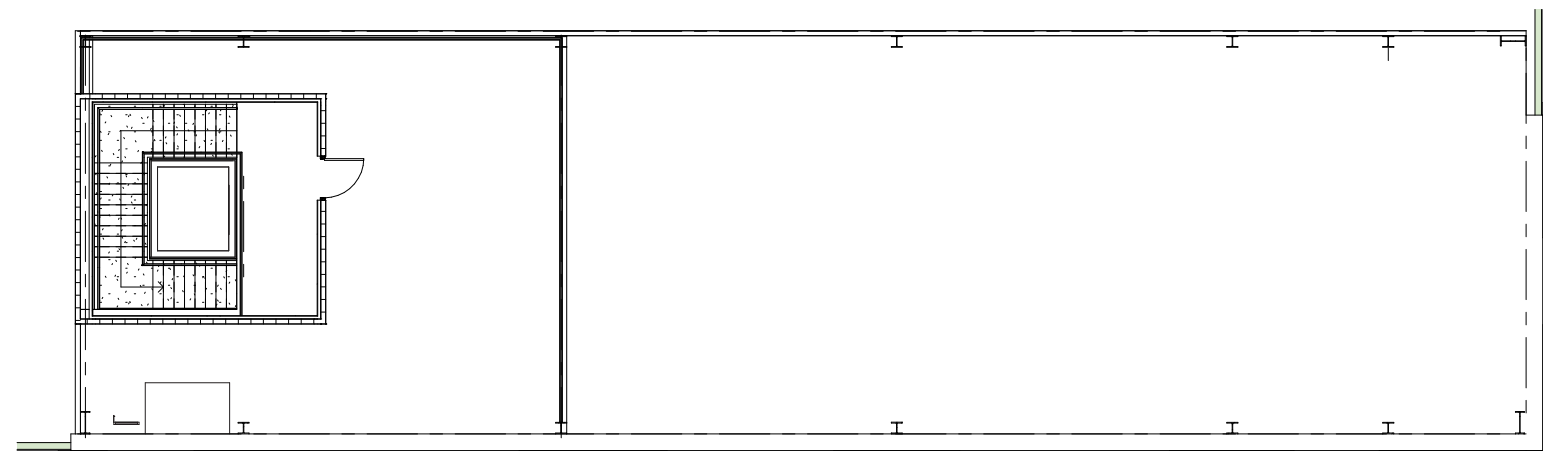
-  13 dock doors
-  2 level access doors
-  15 m clear height
-  40 m service yard
-  109 car parking spaces
-  31 HGV parking spaces
-  700 KVA power



GA Plan - Main Office - Level 00



GA Plan - Main Office - Level 01



GA Plan - Main Office - Plant Deck

Unit 4 - Elevations

Phase 1

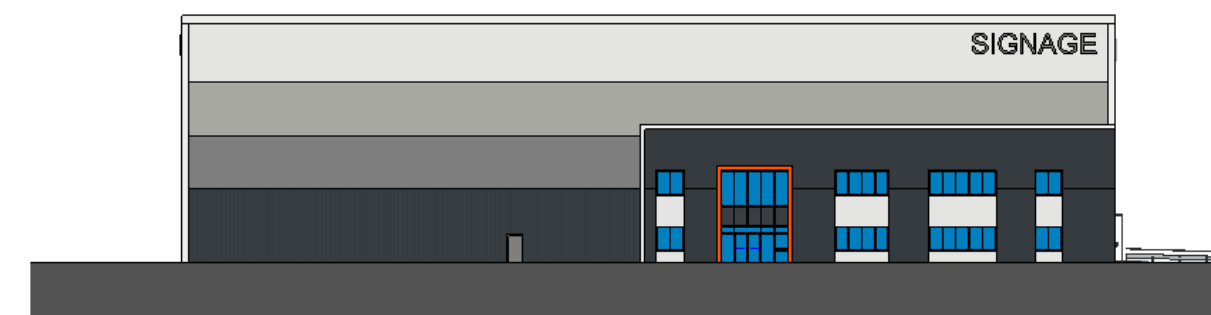
Unit 4 Phase 1

Under Construction

Practical Completion
October 2026

	SQ FT	SQM
Warehouse	134,250	12,472
Offices	6,750	627
Total	141,000	13,099

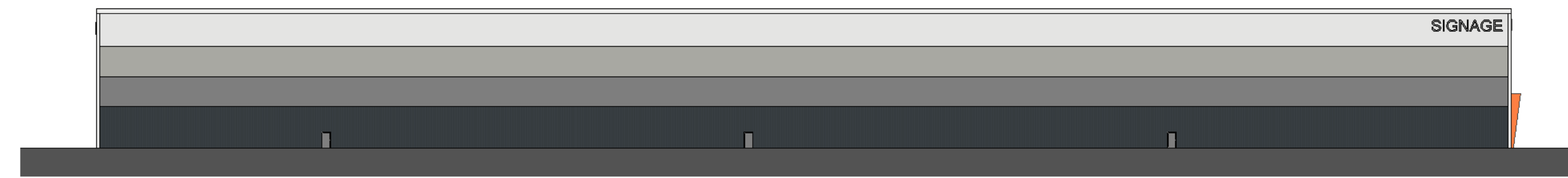
-  13 dock doors
-  2 level access doors
-  15 m clear height
-  40 m service yard
-  109 car parking spaces
-  31 HGV parking spaces
-  700 KVA power



Elevation - North



Elevation - South



Elevation - East



Elevation - West

Unit 1

Phase 2

Unit 1 Phase 2

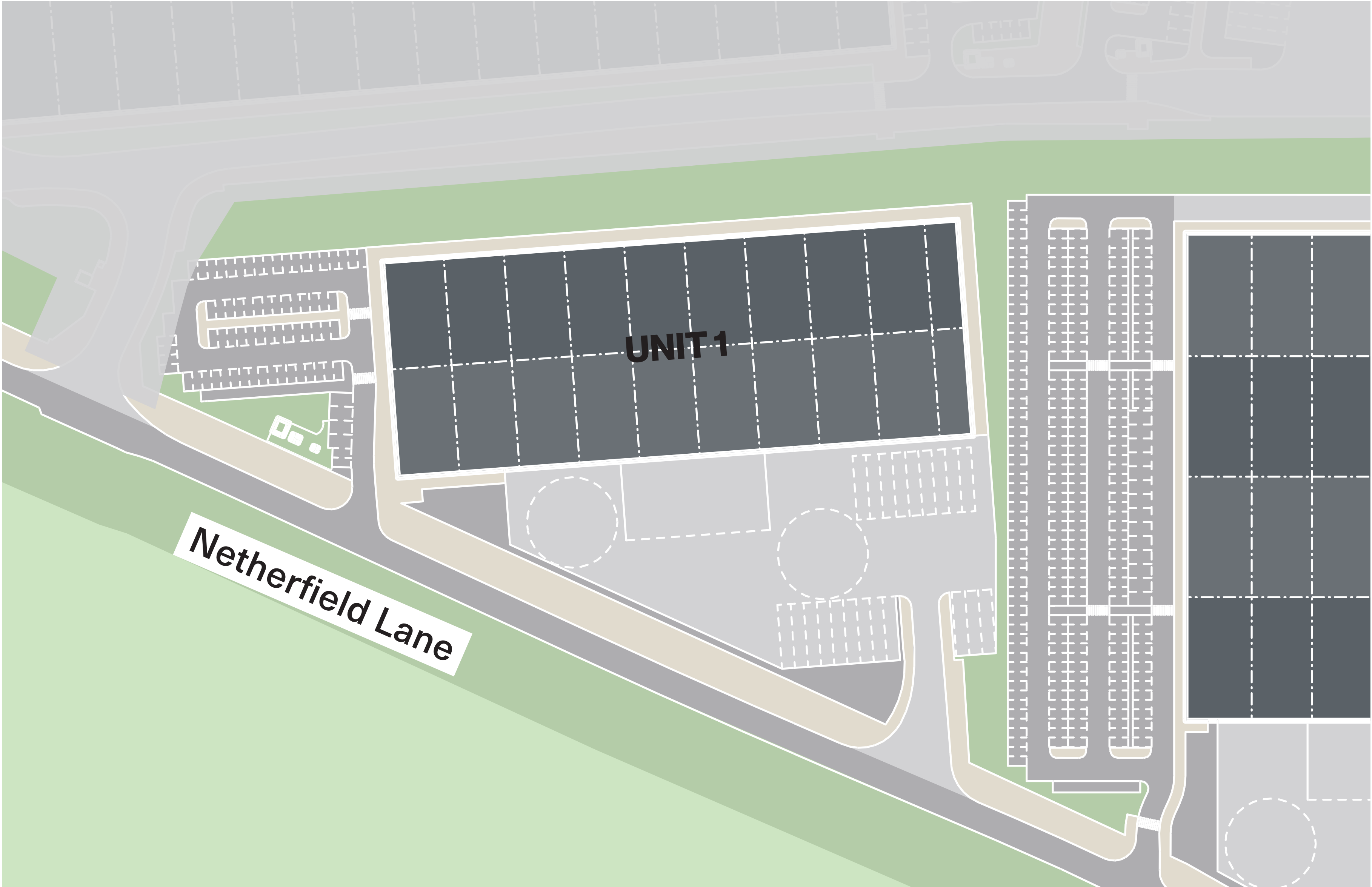
Construction to Commence
Q3 2026

Practical Completion
Q2 2027

	SQ FT	SQM
Warehouse	90,000	8,362
Offices	5,000	465
Total	95,000	8,826

-  9 dock doors
-  1 level access doors
-  12 m clear height
-  41 m service yard
-  74 car parking spaces
-  21 HGV parking spaces
-  500 kVA power

Build to Suit options are available



Unit 2

Phase 2

Unit 2 Phase 2

Construction to Commence
Q3 2026

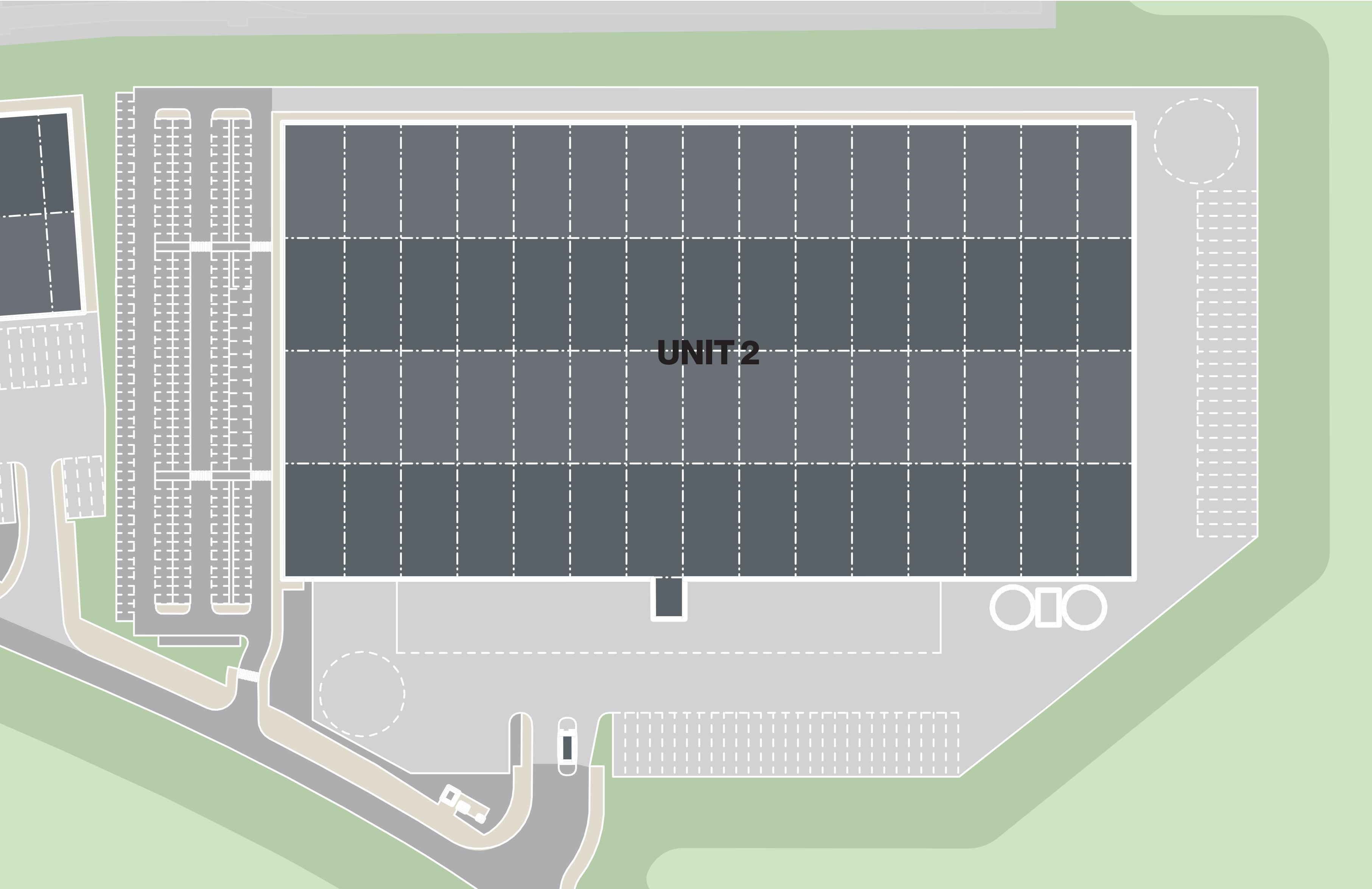
Practical Completion
Q2 2027

	SQ FT	SQM
Warehouse	325,700	30,258
Offices	16,300	1,514
Total	342,258*	31,797*

* Including gatehouses at (258 sq ft/24 sqm)

-  32 dock doors
-  2 level access doors
-  15 m clear height
-  55 m service yard
-  265 car parking spaces
-  64 HGV parking spaces
-  1.5 MVA power

Build to Suit options are available







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