

TO LET 261,904 FT
AVAILABLE Q4 2022

REAL 262



REAL 262
FORBES CLOSE
LONG EATON
NOTTINGHAM
NG10 1PR

[REALLOGISTICS262.CO.UK](https://reallogistics262.co.uk)

REAL ACCESS



AVAILABLE Q4 2022


M1(J25) / A52
SANDIACRE INTERSECTION
3.2 MILES

FORBES CLOSE
FIELDS FARM RD


JUNCTION 24A / M1
4.5 MILES

LOCAL OCCUPIERS

M&S
EST. 1884

ALDI

amazon

XPOLogistics

KUEHNE+NAGEL

DHL

THE VERY GROUP

buyitdirect GROUP

CEVA

AGA

arvato
BERTELSMANN

REALLOGISTICS262.CO.UK

THE NATION AT YOUR FINGERTIPS

REAL262 comprises a 261,904 sq ft 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 presents flexible options and can either be delivered in an as-is condition (delivery c. Q3 2022) or delivered fully refurbished to a desired specification subject to individual occupier requirements (from Q4 2022 subject to required spec).

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.

AVAILABLE Q4 2022

EAST MIDLANDS
OUTER
'GOLDEN TRIANGLE'
LOCATION

KEY
DISTRIBUTION
AREA

READILY AVAILABLE
AND SKILLED
WORKFORCE

THE
PROPERTY
WILL BE
COMPREHENSIVELY
REFURBISHED TO A HIGH
SPECIFICATION AND WILL
BE AVAILABLE FOR
OCCUPATION IN Q4
2022

**Images indicative – finished product may vary*



LOCATION

REAL262 is located to the south of Long Eaton Town centre with strategic access to the M1(J25) / A52 Sandiacre Intersection (3.2 miles / 7 mins) providing immediate access to the national motorway network and a direct link between the major regional consumer hubs of Derby (11 miles / 18 mins) and Nottingham (7.7 miles / 20 mins). Junction 24A / M1 (4.5 miles / 10 mins) 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.



DRIVE TIMES

	DISTANCE	DRIVE TIME
East Midlands	8 miles	13 mins
Birmingham	43 miles	47 mins
Manchester	73 miles	1h 39mins

	DISTANCE	DRIVE TIME
Immingham	95 miles	1h 43mins
Ellesmere	98 miles	1h 52mins
Hull	99 miles	1h 55mins
Liverpool	106 miles	2h 1mins
Felixstowe	169 miles	3h 2mins
Southampton	172 miles	3h 5mins

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



STRATEGIC LOGISTICS LOCATION

REAL262 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 1m people within a 30 minute drive, ensuring a plentiful local labour supply.



There are currently 332,000 typical logistics employees within a 30 minute drive time



440,000 people are economically active within a 30 minute drive time



1,000,000 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



LEICESTER

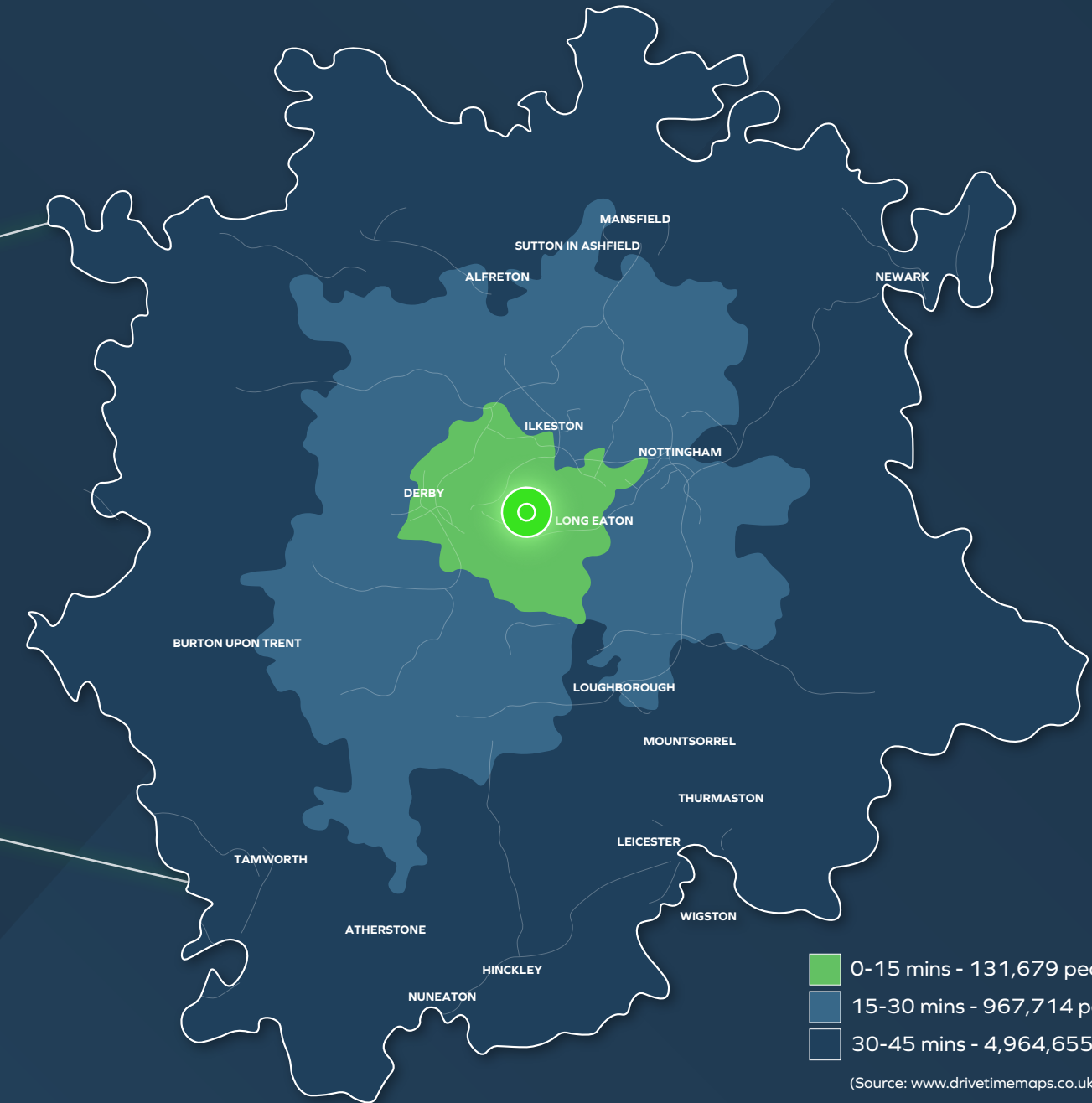
Population: 348,300
Miles: 25
Drive: 40 mins

DERBY

Population: 248,750
Miles: 11
Drive: 19 mins

NOTTINGHAM

Population: 321,500
Miles: 8
Drive: 18 mins



(Source: www.drivetimemaps.co.uk)



11.94
ACRE SITE



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



32
DOCK LEVEL
LOADING DOORS

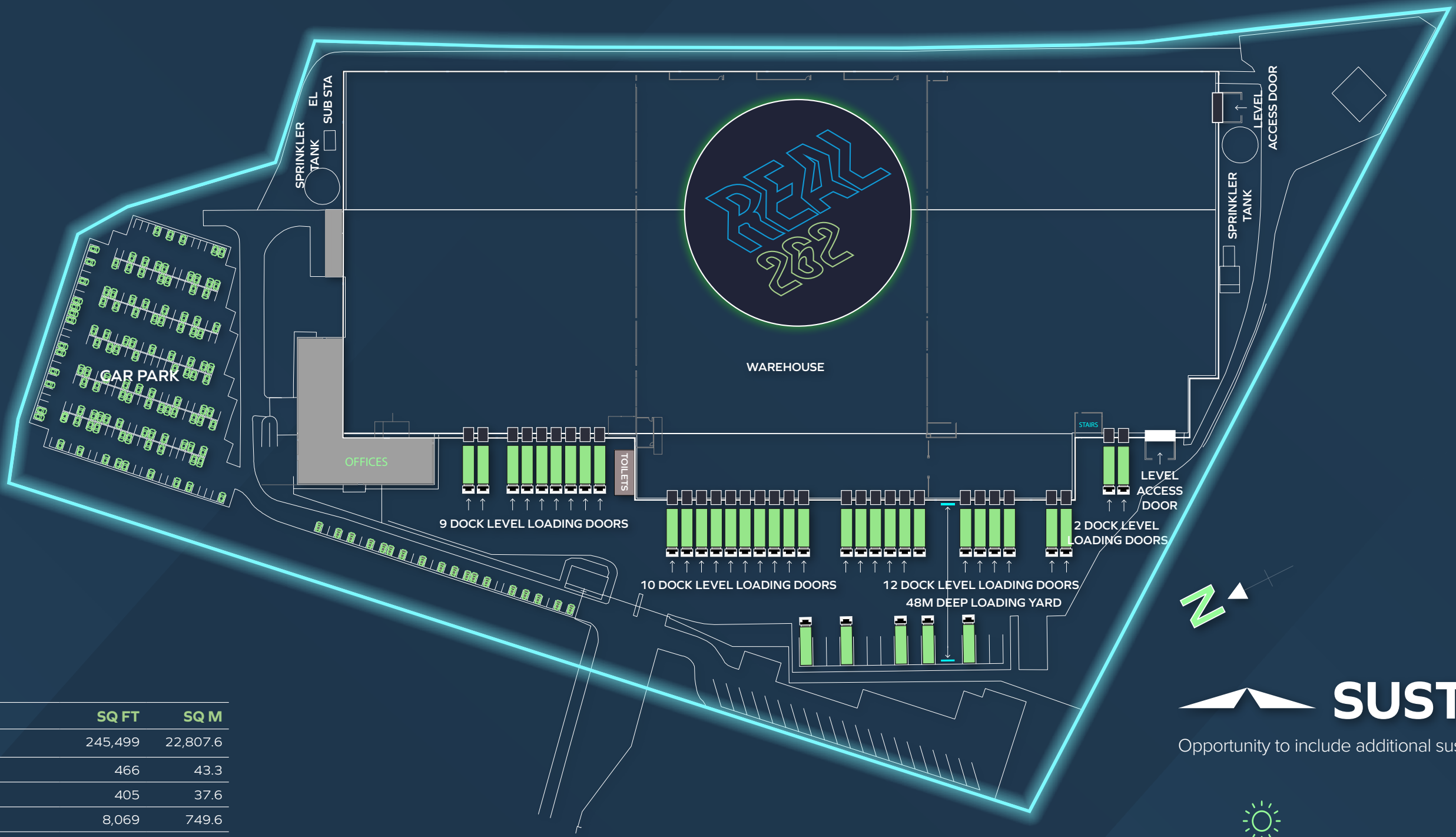


2 LEVEL
ACCESS LOADING
DOORS



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.



MAX. 48M
DEEP LOADING
YARD



33 HGV SPACES
PLUS 18 TRACTOR
UNIT SPACES



APPROX 225
VISITOR AND
EMPLOYEE CAR
PARKING SPACES



FITTED TWO
STOREY ANCILLARY
OFFICES



SUSTAINABILITY

Opportunity to include additional sustainability options (subject to individual requirements and feasibility):



PV
ROOF PROVISION



EV
CHARGING POINTS



ENERGY EFFICIENT
LED LIGHTING

DESCRIPTION	SQ FT	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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REAL ESTATE FOR THE LOGISTICS INDUSTRY



THE REALTERM DIFFERENCE

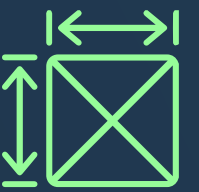
We are a hands on operator. Through deep market knowledge we identify and pursue opportunities that have attractive supply and demand dynamics. We apply our extensive real estate tool kit to create high quality space that caters to the requirements of our customers.



\$ 10+BN ASSETS
UNDER MANAGEMENT



390+
PROPERTIES IN US & EU



45M+
SQ FT PORTFOLIO



300+
EMPLOYEES

Realterm has an impressive track record on a global scale. Customers can depend on the highest quality product in strategic arterial locations, supported by our experienced and highly skilled management team.

[REALLOGISTICS262.CO.UK](https://reallogistics262.co.uk)

CONTACT



FURTHER INFORMATION

Further information is available by contacting the sole agents.

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