



NUNN BROOKE RISE DEVELOPMENT OPPORTUNITY

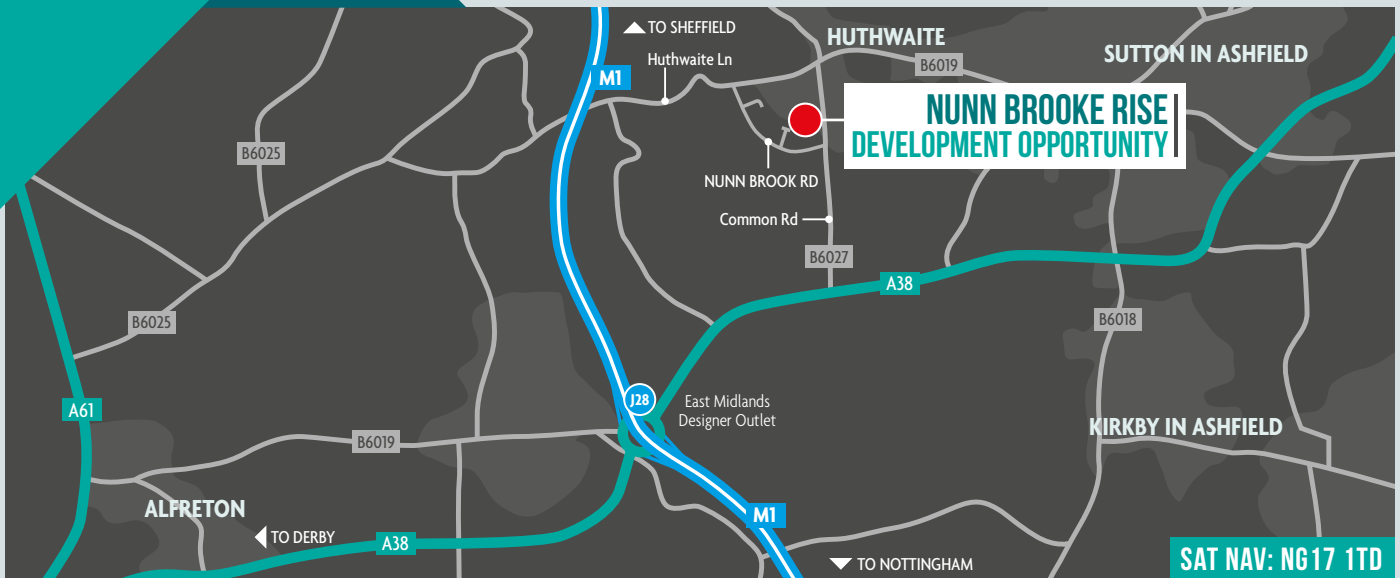
NUNN BROOKE RISE • COUNTY ESTATE • HUTHWAITE • NOTTINGHAM • NG17 1TD

FOR SALE
FORMER DATA CENTRE



ESTABLISHED INDUSTRIAL AREA

- ▶ Site area extends to ca. 2.55 ha (6.32 acres)
- ▶ The former Data Centre provides a GIA of 2,179 sq m (23,465 sq ft)
- ▶ Situated on the well-established and popular Huthwaite Industrial area, 2.2 miles from J28 M1
- ▶ Suitable for redevelopment with regard to alternative employment uses, subject to planning
- ▶ The wider area comprises a mix of national distribution, local industrial operators and trade counter operators. Major occupiers within the vicinity Fresenius Medical, Synseal and the Co-Op.



LOCATION

The property is situated on Nunn Brook Rise, off Nunn Brook Road which in turn is accessed off Common Road/B6027, connecting the property to the A38 dual carriageway and onwards to the M1 and Mansfield. Mansfield itself is the largest regional town in the locality, situated 6.6 miles to the East.

The Huthwaite Industrial area is a well-established and popular industrial area, underpinned by its strategic location to the A38/M1 and good surrounding labour demographics. The area comprises a mix of national distribution, local industrial operators and trade counter operators. Major occupiers within the vicinity Fresenius Medical, Synseal and the Co-Op.

Being situated within the Huthwaite area of Ashfield, 2.2 miles north east of J28 of the M1. The area is well located for the M1 and key strategic road links as set out below:

J28/ M1	2.20 miles
Nottingham	32.0 miles
East Midlands Airport	25.0 miles
A1	25.8 miles
Sheffield	31.7 miles
M69	41.1 miles
Derby	27.0 miles
M6	57.0 miles
Leicester	54.0 miles
Birmingham Airport	59.4 miles



DESCRIPTION

The building is a purpose built data centre facility, built in circa 1988. The building comprises single storey offices and ancillary accommodation to the front, accessed via the main building reception. To the rear is the data centre accommodation, split in to chambers with service provision running to the rear and sides of the building.

The property is of a brick clad façade, portal frame construction with glazed sections to the front, incorporating cladding to the roof detail. The roof is of a mono-pitch construction. There are 2 roller shutter, dock loading doors to the front. 3 permanent external diesel generators have been placed close to the western elevation of the building along with 2 x 20,000 ltr diesel tanks. The site also benefits from a 2MW power supply.

We understand the air conditioning plant has only recently been replaced and is modern in the context of the rest of the building. The majority of the former plant has been left in-situ.

Externally the main parking and yard areas are situated to the front of the property. To the rear of the unit is a raised yard which is currently used to house storage containers and plant for the building. To the west of the yard there is also a small compound which houses cooling fan units and to the east there is a small compound which stores condenser units. To the east of the building is an area of additional land where an emergency containment area has been created. This could be used for further expansion/parking. Beyond this, there is a large area of further expansion land that is currently landscaped and levelled, suitable for further development, subject to planning.



We have measured the property from plans provided onsite and calculate the Gross Internal Area as follows:

Description	GIA (m2)	GIA (ft2)
Raised Floor Space	1,012	10,900
Office	1,167	12,565
Total	2,179	23,465

We understand the site area to extend to approximately 2.55 ha (6.32 acres).

PLANNING

The site is currently allocated for employment use. Any alternative use would be subject to planning consent. Interested parties with planning enquiries should contact Development Management at Ashfield District Council;

Duty Planner - Development Management
Ashfield District Council
Urban Road, Kirkby-in-Ashfield
Nottingham NG17 8DA

T: 01623 457388
E: dutyplanner@ashfield-dc.gov.uk
W: <https://goo.gl/6v6lfb>

TENURE

The site is held on a freehold basis.

PRICE

Vacant possession can be made available late Q4 2017. Unconditional offers are invited on the basis of exchange with a delayed completion.

RATEABLE VALUE

The property is described in the current 2010 Rating List as follows;

Description	Rateable Value
Computer Centre & Premises	£125,000

Please contact the Valuation Office Agency should you require any further information.

TECHNICAL INFORMATION

A topographical survey has been undertaken and is available on request. This can be supplied in 3D DWG, 2D DWG and PDF format.

EPC

C – 71

VIEWING & FURTHER INFORMATION:

Please direct any questions regarding the sale of the site to the following key contacts:

James Keeton

E: James.Keeton@eu.jll.com

T: 0115 908 2141

Ravinder Cheema

E: Ravinder.Cheema@eu.jll.com

T: 0115 908 2132

Matthew Smith

E: Matthew.Smith@eu.jll.com

T: 0115 908 2123

