VGP

SPECULATIVE UNIT · AVAILABLE NOW

UNIT B

VGP Park East Midlands

M1 Junction 24a · Netherfield Lane · DE72 2HP

141,443 sq ft 13,140 sq m

ACCOMMODATION	SQ FT	SQ M
Warehouse	134,595	12,504
Grade A offices (2 floors)	6,848	636
Total	**141,443**	**13,140**

KEY HIGHLIGHTS

Loading	**13 dock · 2 level access**
Clear height	**15 m**
Service yard depth	**40 m**
Car parking	**109 spaces**
HGV parking	**31 spaces**
Power	**Minimum 700 kVA**
Target ratings	**BREEAM Outstanding · EPC A**

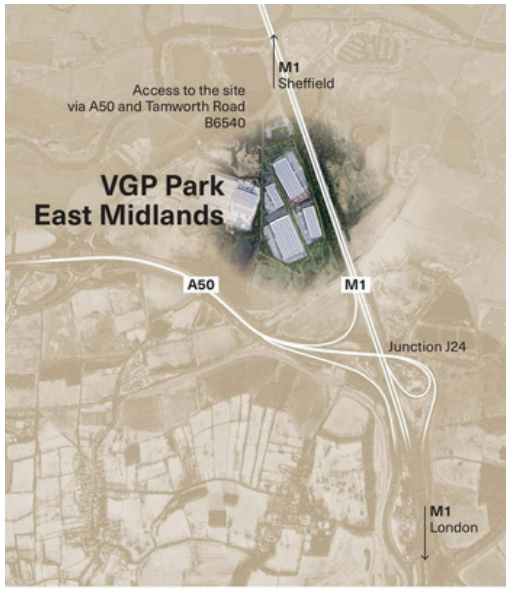


UNDER CONSTRUCTION

Practical completion
December 2026

Early access for fit-out available now

Early access is available until practical completion in December, enabling occupiers to undertake fit-out and install operational requirements in advance of lease commencement.



Location

Adjacent to M1 Junction 24a and the A50, at the heart of a major intermodal hub close to East Midlands Airport and the East Midlands Gateway Rail Freight Terminal. 1,000,000 people live within a 30-minute drive.

CITY		
Nottingham	14 mi	22 min
Birmingham	43 mi	50 min
Sheffield	53 mi	55 min
Manchester	87 mi	1h 40
Central London	120 mi	2h 10

AIRPORT		
East Midlands	5 mi	8 min
Birmingham	40 mi	40 min
Heathrow	119 mi	2h

PORT		
Immingham	99 mi	1h 30
Hull	100 mi	1h 30
Liverpool	103 mi	1h 50
Felixstowe	167 mi	2h 40

RAIL FREIGHT		
SLP East Midlands	5 mi	8 min
Birch Coppice	27 mi	28 min
Hams Hall	34 mi	35 min





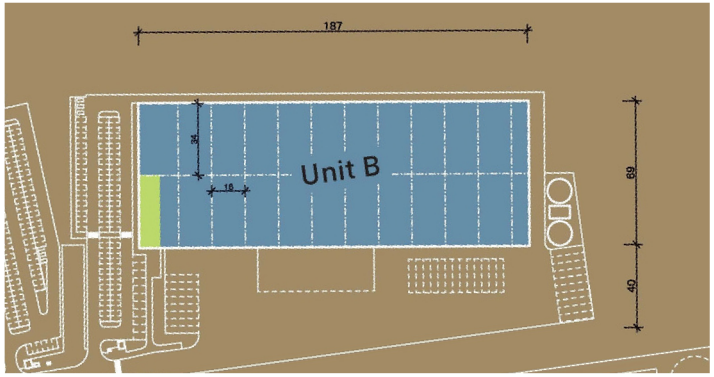


Building & Construction

UNIT B SPECIFICATION

- Steel portal frame load-bearing structure, structural grid 16 × 33 m
- 15 m clear height to underside of haunch
- 12% of the roof area in transparent materials (skylights)
- Siphonic warehouse drainage to BS EN 12056-3:2000, with internal water gullies and pipes
- 13 dock levellers: colour-coated sectional doors of c. 3,000 × 3,500 mm, electric levellers, bumpers, dock shelters and guide rails
- 2 level access doors
- Abrasion-resistant, dust-free concrete floor slab max. load 70 kN/m²
- Offices: 2,800 mm clear height, heated independently of the warehouse, mechanical ventilation throughout
- 2.4 m weldmesh V-mex fencing to service yard perimeter, with lockable gates at all entrances/exits incl. fire track, plus pedestrian gates
- Power: 700 kVA with the ability to accommodate additional capacity subject to requirements
- Mains water supply, peak demand 0.75 l/s
- 1 no. Openreach duct connected to the network, plus 4 no. spare ducts from site boundary
- Designed and built to BREEAM Outstanding · targeting EPC A

Site Plan



ABOUT VGP

A pan-European developer, manager and owner of high-quality logistics and semi-industrial real estate, delivering for occupiers across logistics, e-commerce, automotive, light industrial and retail.

Quality design

Sustainability leadership

Occupier focus

Reliable delivery

VGP

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