



Available for Lease

261,904 sf / 24,332 sq m

- Fully refurbished
- Just 7 minutes (3.2 miles) from J25 M1 Motorway
- Positioned outside of Nottingham's Workplace Parking Levy
- Flexible lease terms available
- Site area of 11.94 acres
- Access to a readily available local labour force

what3words: ///trails.grant.hoot

REAL ACCESS

Forbes Close
Long Eaton
Nottingham NG10 1PR
UK

M1 (J25) / A52
SANDIACRE INTERSECTION
3.2 miles

JUNCTION 24A / M1
4.5 miles

LOCAL OCCUPIERS

M&S
EST. 1884

ALDI

amazon

XPOLogistics

KUEHNE+NAGEL

RHL

THE
VERY
GROUP

buyitdirect
GROUP

CEVA

AGA

arvato
BERTELSMANN

REAL OPPORTUNITY

The nation at your fingertips

The property comprises a 261,904-square-foot 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 has been extensively refurbished and remodelled to a Grade A specification ready to accommodate plug-and-play requirements.

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.

EAST MIDLANDS OUTER
'GOLDEN TRIANGLE'
LOCATION

KEY DISTRIBUTION
AREA

READILY AVAILABLE
AND SKILLED
WORKFORCE

RECENTLY REFURBISHED
TO A HIGH SPECIFICATION
AND IS AVAILABLE FOR
IMMEDIATE OCCUPATION

FLEXIBLE LEASE
TERMS AVAILABLE

REAL CONNECTIONS



Location

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



Preferable route of access to J25 M1

Distance: 3.2 miles
Drive time: 7 minutes



TRAVEL TIME BY MODE OF TRANSPORTATION

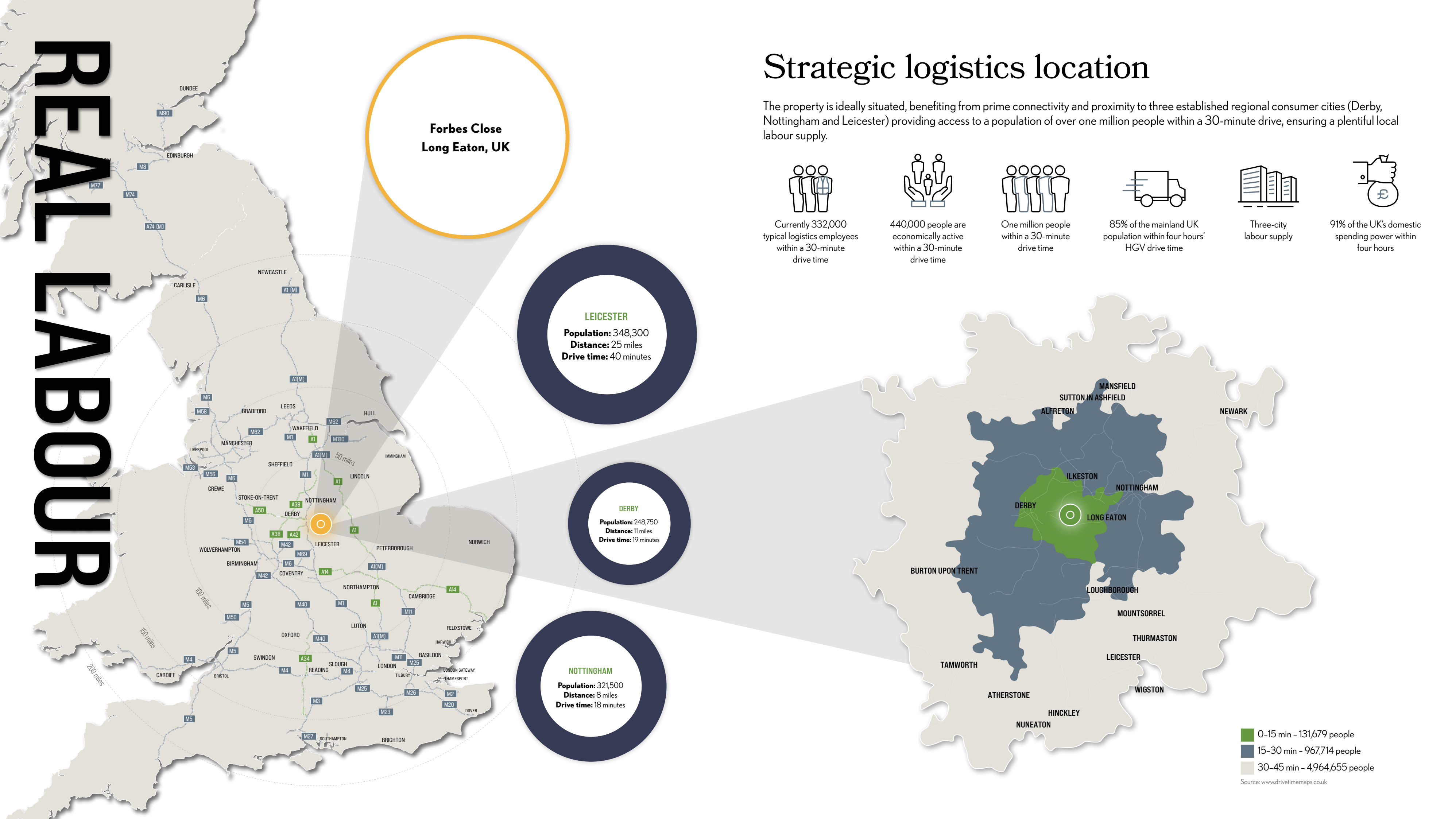
	DISTANCE	TRAVEL TIME
East Midlands	8 miles	13 min
Birmingham	43 miles	47 min
Manchester	73 miles	1 hr 39 min



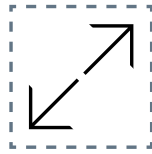
	DISTANCE	TRAVEL TIME
Immingham	95 miles	1 hr 43 min
Ellesmere	98 miles	1 hr 52 min
Hull	99 miles	1 hr 55 min
Liverpool	106 miles	2 hrs 1 min
Felixstowe	169 miles	3 hrs 2 min
Southampton	172 miles	3 hrs 5 min



	DISTANCE	TRAVEL TIME
A50 (J1)	3.4 miles	8 min
M1	3.6 miles	9 min
Nottingham	8 miles	18 min
Derby	11 miles	19 min
Leicester	25 miles	40 min
Birmingham	45.5 miles	55 min



REAL ASSET



11.94-ACRE SITE



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



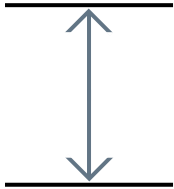
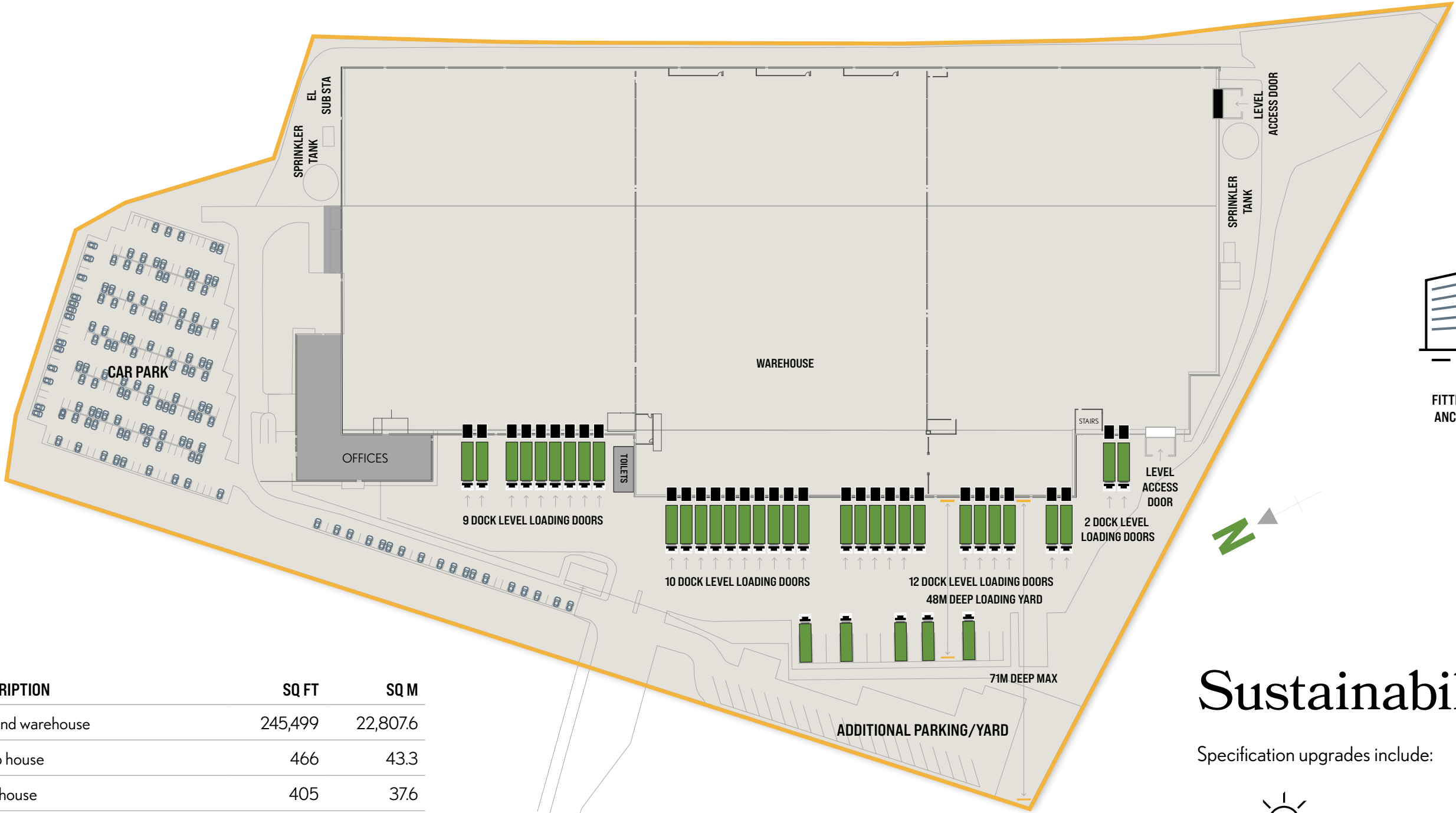
33 DOCK LEVEL LOADING DOORS



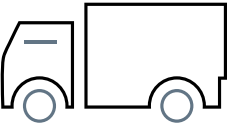
TWO LEVEL ACCESS LOADING DOORS

Fully specced

The fully refurbished 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.



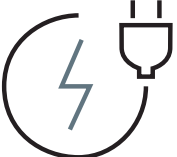
48-METRE MAX. DEEP LOADING YARD WITH OPTION TO EXTEND TO 71 METRES MAX



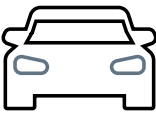
33 HGV SPACES AND 18 TRACTOR UNIT SPACES



FITTED TWO-STOREY ANCILLARY OFFICES



POWER PROVISION UP TO 1.15MVA AVAILABLE



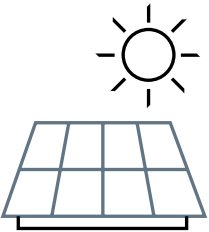
255 VISITOR AND EMPLOYEE CAR PARKING SPACES



RACK BAYS INDICATIVE PLAN FOR 1,593 IN WIDE AISLE LAYOUT OR 2,283 IN NARROW AISLE LAYOUT

Sustainability

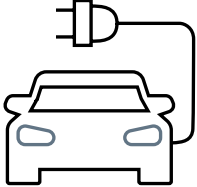
Specification upgrades include:



PV READY ROOF



EPC B31



EV READY



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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