

217,416 - 244,542 SQ FT
LOGISTICS / INDUSTRIAL UNIT
NG15 0DJ

**AVAILABLE NOW
WITH MORE
ON
DEMAND**



EVOLUTION27
J27/M1/SHERWOOD PARK



IMMEDIATELY AVAILABLE

FLEXIBLE LEASE TERMS & INCENTIVES

DIRECT ACCESS TO MI J27

BIG SPACE?



217,416 SQ FT
LOGISTICS / INDUSTRIAL UNIT

Warehouse	145,491sq ft	13,516.6 m ²
Ground Floor	9,465 sq ft	879.3 m ²
First Floor / Mezzanine	31,340 sq ft	2,911.6 m ²
Second Floor / Mezzanine	31,120 sq ft	2,891.1 m ²
Total	217,416 sq ft	20,198.6 m²

Loading Docks	(Inc. 2 EuroDocks) 15
Level Access	2
HGV Parking	20
Car Parking	(Inc. 12 Accessible) 168
Cycle Store Spaces	50
Plot Area	(3.06 Hectares) 7.57 Acres
Eaves Height	11.4m
Yard Depth	Up to 60m
Pallet Spaces	Up to 15,456 pallets*
Floor Loading	50kn/m ²
EPC Rating	C

*with mezzanine removed

Available now, **EVOLUTION27** offers high specification accommodation with direct access to MI J27.

The unit includes 145,491 sq ft of warehouse space, a generous 60m yard and two mezzanine floors.

And with flexible terms, a range of incentives and immediate availability **EVOLUTION27** is ready to go.

ENHANCED SPECIFICATION

Planning has been submitted for a full refurbishment of the unit, including an additional 10 dock doors, completing Q3 2020.

DEMOGRAPHICS

Evolution27 benefits from a large, available local labour supply with over 1.3 million people in the catchment of working age, 42% of which are under 40.

CATCHMENT POPULATION **4.4%** increased by since 2011

Over **42%** WORKFORCE AGED OVER 40

LABOUR POOL **1.06%** MILLION people in work

GET MORE ON DEMAND

ABOVE & BELOW: INDICATIVE CGIs SHOWING REFURBISHED UNIT

BIGGER SPACE? ADD AN EXTENSION



244,542 SQ FT
EXTENDED UNIT

And if that is not enough, **EVOLUTION27** can offer more. Much, much more.

A 27,126 sq ft full height warehouse extension is in planning, due for completion Q4 2020 – taking the total unit size to 244,542 sq ft.

+ Extension	27,126sq ft	2,502.1 m ²
Total	244,542 sq ft	22,718.7 m²

Loading Docks	(inc. 2 EuroDocks) 14
Level Access	4
HGV Parking	17
Car Parking	(inc. 12 Accessible) 189
Yard Depth	Up to 50m
Pallet Spaces	Up to 18,432 pallets*

*with mezzanine removed

EVOLUTION27
J27/M1/SHERWOOD PARK

REFURBISHED UNIT
WITH EXTENSION
AVAILABLE
Q4 2020

FLEXIBLE
LEASE TERMS
& INCENTIVES

DIRECT
ACCESS
TO M1 J27



ABOVE & BELOW: INDICATIVE CGI'S SHOWING EXTENDED UNIT



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EVOLUTION27.CO.UK



WAREHOUSE REIT

**BUILT FOR SPEED:
WITH DIRECT ACCESS TO M1 J27**

Strategically located for logistics, Evolution27 is just 0.5 miles away from J27 of the M1. Nottingham, Derby are under 20 miles away, and East Midlands Airport is just a 23 minute drive from the site.

Speak to the joint agents for more information, or visit:

EVOLUTION27.CO.UK

Drive distances from NG15 0DJ

Nottingham	11 miles / 24 mins
East Midlands Airport	20 miles / 23 mins
Derby	20 miles / 26 mins
Sheffield	35 miles / 46 mins
Birmingham	58 miles / 1 hour
Leeds	63 miles / 1 hour 5 mins

Source: Google Maps 2019

TALK ABOUT AN EVOLUTION
Speak to our joint agents:

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