PowerPark
Nottingham

UNIT 4
44,398 sq ft (4,124.70 sq m)

Brand new industrial / logistics facility

TO LET / FOR SALE
AVAILABLE IMMEDIATELY

THANE ROAD | NG7 2TG

///year.anyway.moss

www.powerparknottingham.co.uk

- **LARGE POWER SUPPLY**
- **UP TO 10M EAVES HEIGHT**
- **BREEAM VERY GOOD**



OXENWOOD
REAL ESTATE

PowerPark Nottingham



Exceptional offering

- **Closest industrial and logistical** development to Nottingham city centre.
- Six **highly sustainable** speculatively built units delivered to Grade A specification.
- **Enhanced ESG** credentials & occupier amenity.
- Excellent **demographics**, motorway **connectivity** and **power** credentials.
- Adjacent to Boots Campus, part of the wider **popular Lenton Lane** industrial area.
- Just off **Thane Road/ A52**, links to the **A453** dual carriageway & on to **J24 M1 south** & **J25 M1 north.**

Unit 4:

	SQ M	SQ FT
Warehouse	3,831.80	41,245
Offices (2 Storey)	292.90	3,153
Total	**4,124.70**	**44,398**

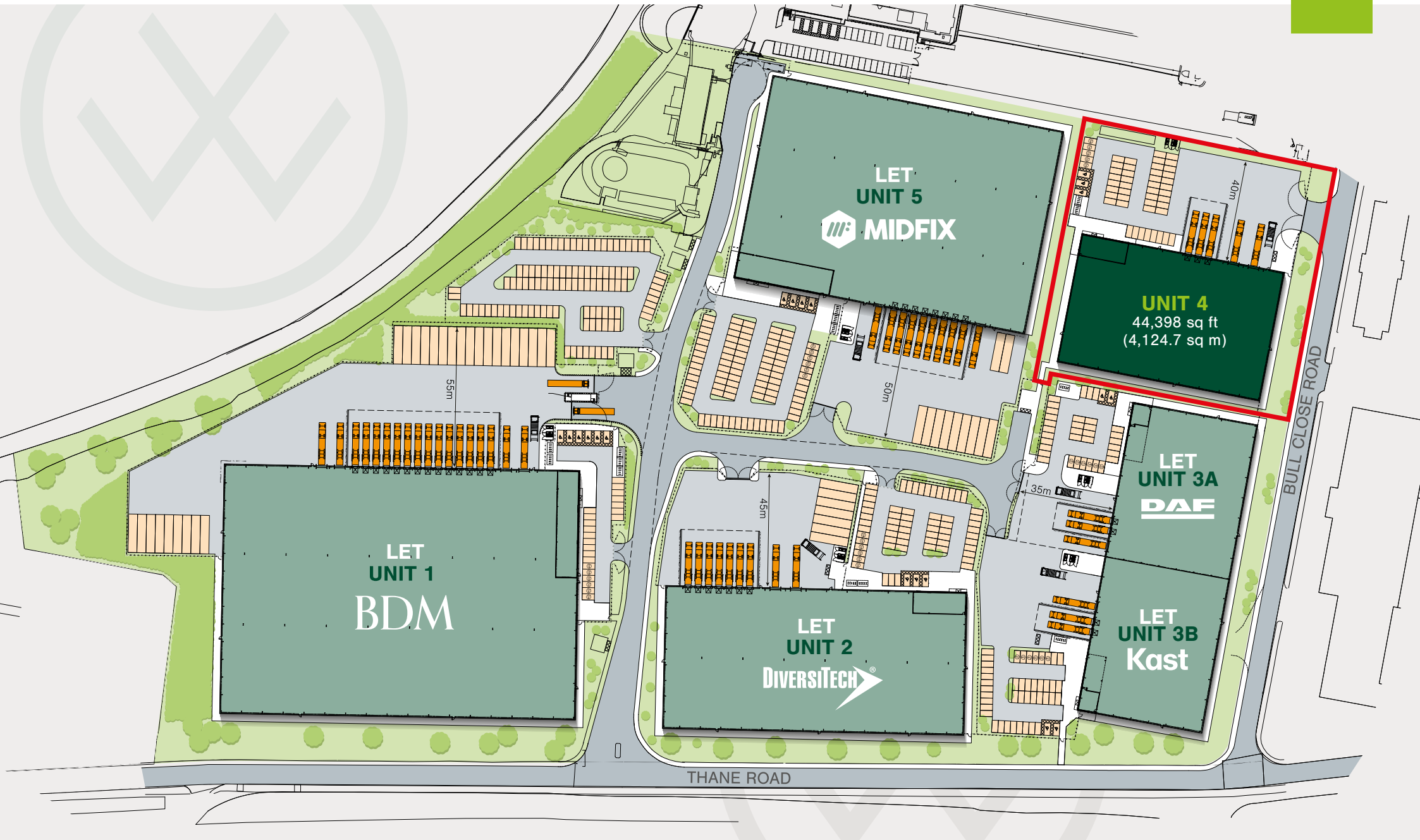
Specification

- 575 kVA
- 10m Eaves height
- 3 Loading docks
- 2 Level access doors
- 52 Car spaces
- 20 Cycle spaces



PowerPark Nottingham




LET
UNIT 5
MIDFIX
UNIT 4
44,398 sq ft
(4,124.7 sq m)
40m
50m
55m
45m
35m
LET
UNIT 1
BDM
LET
UNIT 2
DIVERSITECH
LET
UNIT 3A
DAF
LET
UNIT 3B
Kast
BULL CLOSE ROAD
THANE ROAD



Unbeatable location

PowerPark Nottingham lies within one of the best connected industrial areas in the UK. The city is within a 4 hour drive of 89% of the UK, important for businesses looking to access the market on a national scale.

LOCATION		
Leicester	28 miles	40 mins
Birmingham	56 miles	67 mins
Manchester	95 miles	119 mins
London	126 miles	150 mins
Nottingham	2.8 miles	11 mins
J24 M1	8.5 miles	12 mins
J26 M1	8.9 miles	24 mins
M69	30.4 miles	37 mins
M6	42.1 miles	47 mins

SEAPORT		
Immingham	95 miles	96 mins
Liverpool	138 miles	150 mins
Felixstowe	136 miles	189 mins
Southampton	136 miles	189 mins

AIRPORT		
East Midlands	11.9 miles	20 mins
Birmingham	57.4 miles	68 mins

SAT NAV: NG7 2TG

Click here for Google map

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year.anyway.moss

Labour Market

Nottingham Labour market intelligence shows a plentiful and skilled labour pool with approximately 489,000 of working age in Nottinghamshire alone.

Nottingham has an award-winning integrated transport system run by different operators working in partnership to deliver excellent customer service.

With not one but two well respected universities Nottingham is a highly skilled city and produces circa 80,000 students a year giving your business the ability to attract some serious talent.

Nottingham offers a quality of life offering is second to none providing the fun of city life at a fraction of the cost you would pay in London.

→83.6% PRODUCTIVITY INDEX

→93.8% EMPLOYMENT RATE

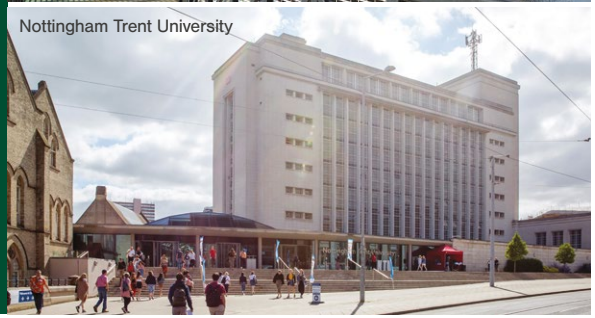
→35.8% EDUCATED TO NVQ4 AND ABOVE

source: d2n2lep.org





University of Nottingham Roundhouse



Nottingham Trent University





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