BINGHAM46

TRADE

TO LET / FOR SALE

INDIVIDUAL TRADE UNITS FROM
CIRCA **4,000 SQ FT** TO **10,000 SQ FT**



CGI of a Rula Developments scheme in Winsford

BINGHAM46.CO.UK

B692 OLD FOSSE ROAD, BINGHAM, NOTTINGHAM, **NG13 7AX**

RULA DEVELOPMENTS

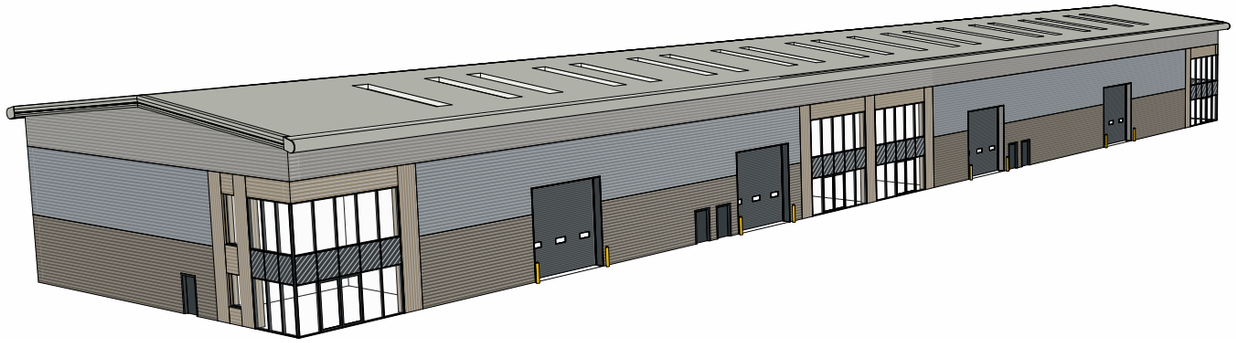
SUMMARY

BINGHAM46 TRADE WILL BE PART OF THE NEW 39 ACRE BUSINESS PARK IN THE HEART OF THE EAST MIDLANDS

Specification to include;

- Solar panels
- LED lighting
- Air source heat pumps
- Targeted to EPC A ratings
- The overall scheme will provide a min 15% BNG
- BREEAM® Minimum Very good.





Typical elevation



INDICATIVE AREAS

Unit	Warehouse	FF Office	TOTAL (GIA)
3A	4,742 sq ft	658 sq ft	5,400 sq ft
3B	4,642 sq ft	658 sq ft	5,300 sq ft
3C	5,742 sq ft	658 sq ft	6,400 sq ft
3D	6,842 sq ft	658 sq ft	7,500 sq ft
TOTAL			29,525 sq ft

Unit	Warehouse	FF Office	TOTAL (GIA)
4A	9,249 sq ft	658 sq ft	9,907 sq ft
4B	4,911 sq ft	658 sq ft	5,569 sq ft
4C	4,038 sq ft	658 sq ft	4,696 sq ft
4D	7,195 sq ft	658 sq ft	7,853 sq ft
TOTAL			32,858 sq ft

Units can be provided with or without office accommodation. Unit sizes can be adjusted to meet specific occupier requirements.

DEMOGRAPHICS

95,000 PEOPLE LIVE WITHIN A 15-MINUTE DRIVE, AND **OVER 1 MILLION** WITHIN 30 MINUTES

DRIVE TIME CATCHMENT

10 MINS	15 MINS	20 MINS	30 MINS
31,878 PEOPLE	94,986 PEOPLE	297,671 PEOPLE	1.02M PEOPLE
13,596 HOUSEHOLD	40,305 HOUSEHOLDS	127,463 HOUSEHOLDS	421,306 HOUSEHOLDS

LOCAL POPULATION & DENSITY

Radius	Population	Households	People / sq mile	Owner-occupied
1 mile	6,769	3,013	2,155	67.6%
3 miles	21,406	8,967	757	77.0%
5 miles	60,088	25,805	765	74.6%
10 miles	513,976	209,159	1,636	59.8%

Three-quarters of households within 5 miles own their home, against 61.3% across England.

Sources:

DfT Road Traffic Statistics – Nottinghamshire count points

ONS Census 2021 via Nomis (TS001 population, TS041 households, TS054 tenure)

ONS LSOA 2021 population-weighted centroids

CityPopulation – Bingham parish 2021 and 2024 figures

PASSING TRAFFIC

A46 – DIRECTLY PASSING THE SITE

40,716 VEHICLES PER DAY

Around 14.9 million vehicles a year, up 54% since 2020

30,204 CARS PER DAY	7,186 VANS PER DAY	3,163 HGVS PER DAY

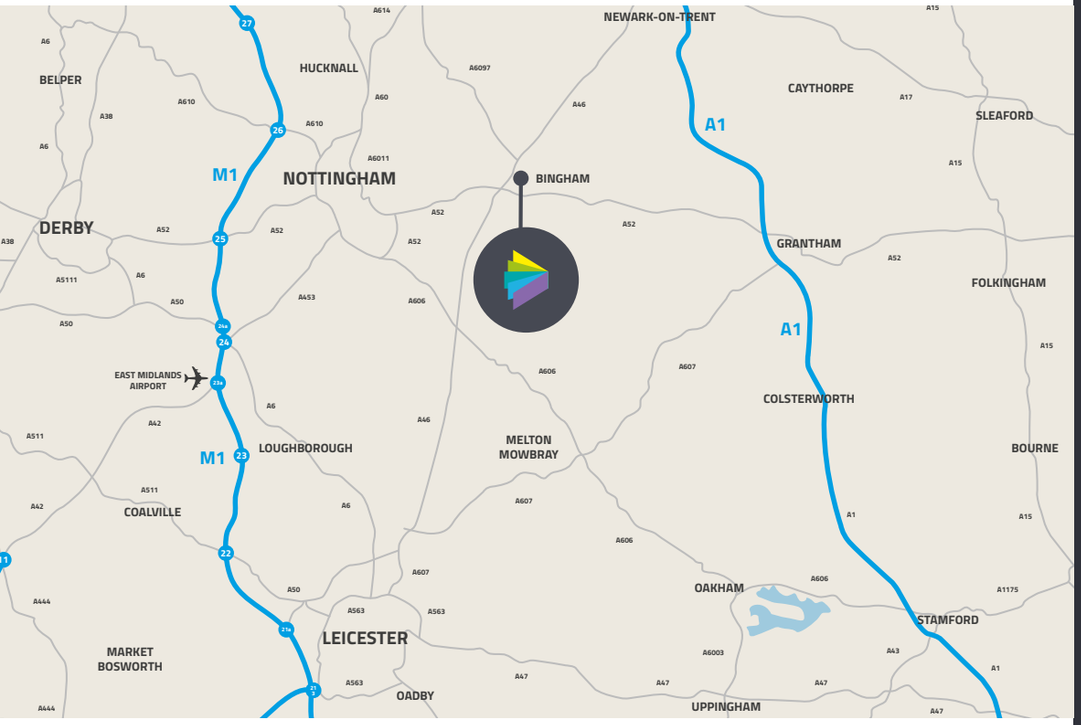
SURROUNDING NETWORK

A46 SOUTH (TO LEICESTER)	A52 EAST (TO GRANTHAM)
31,230 vehicles / day	18,098 vehicles / day

Traffic: Department for Transport, annual average daily flows, 2025 counts (A46 count point 82110). Population and households: ONS Census 2021. Drive times are off-peak, measured from NG13 7AX; radii are straight-line distances.

LOCATION

BINGHAM LIES AT THE INTERSECTION OF THE A52 (NOTTINGHAM TO GRANTHAM ROAD) AND A46 (LINCOLN TO LEICESTER ROAD) OFFERING EXCELLENT ROAD CONNECTIONS.



BINGHAM46 TRADE is strategically located, accessed just of the A46 at the intersection of the A52 Nottingham to Grantham Road with fast dual-carriageway access to the A1 at Newark-on-Trent and J.21, M1 at Leicester.

Situated at Bingham, **BINGHAM46** is within minutes' drive of the thriving market town with a host of amenities on its doorstep.

DRIVE TIMES

NOTTINGHAM
11 MILES (30 MINS)

NEWARK-ON-TRENT/ A1 MOTORWAY
13 MILES (28 MINS)

GRANTHAM/A1 MOTORWAY
14 MILES (20 MINS)

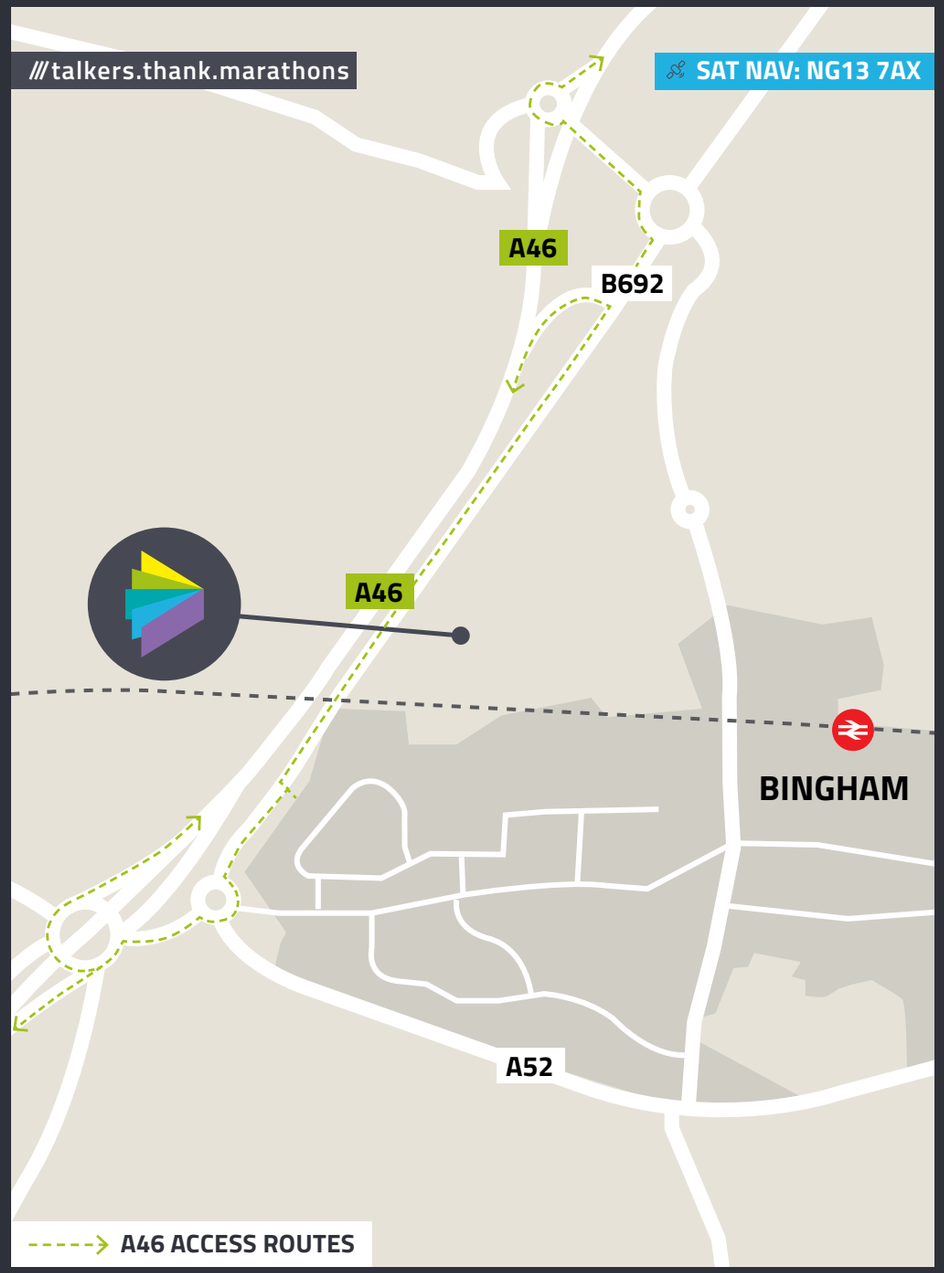
LEICESTER/M1 MOTORWAY
28 MILES (30 MINS)

EAST MIDLANDS AIRPORT
23 MILES (39 MINS)

BIRMINGHAM
65 MILES (1HR 23 MINS)

M18 INTERSECTION
44 MILES (51 MINS)

M11 INTERSECTION
78 MILES (1 HR 24 MINS)



THE DEVELOPER

Rula Developments, established in 2016, is a privately-owned development company covering the wider Midlands, Yorkshire, Northwest and North East. The company is well resourced financially, backed by investment partner Coda Investments. Further details are available on request.

The team at Rula has over 50 years direct development experience delivering more than 5m sq ft of space in a range of sectors predominantly Manufacturing and Distribution.

The professional team's experience will ensure that any development will be carefully designed, and the specification developed to protect the building's long-term value. Our team are experienced in delivery with a track record of securing planning approvals and delivering high-quality projects on time.

ruladevelopments.co.uk

TERMS

Buildings are available to buy Freehold or to let on terms to be agreed.

PLANNING

BINGHAM46 is one of Rushcliffe Borough Councils main allocated employment sites and reserved matters consent has recently been granted for initial infrastructure to open up the site ready for development.

ALL ENQUIRIES

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