

PLP

A development by
 **PLP**

Nottingham

AVAILABLE Q4 2027

M1 Junction 27

458,792 sq ft

68,652 sq ft

171,724 sq ft



Three unit logistics development adjacent to M1 J27



At the centre of UK logistics

Nottingham is one of the UK's most strategically positioned industrial and logistics locations, with a Greater Nottingham population of approximately 680,000 and access to a substantial regional labour pool.

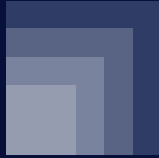
Benefitting from a young, highly skilled workforce, strong manufacturing heritage and excellent connectivity via the M1 and wider East Midlands motorway network, Nottingham continues to attract major occupiers across the industrial, logistics and advanced manufacturing sectors.

LOCATION	MILES	MINS	ROAD LINKS	MILES	MINS
Nottingham	11	24	M1 Junction 27	0.4	1
Derby	20	27	A38	3.8	5
Leicester	36	47	A60	6.1	11
Birmingham	57	57	A6	13	19
London	134	165	M42 Junction 11	33	32

RAIL FREIGHT	MILES	MINS	AIRPORTS / PORTS	MILES	MINS
East Mids Gateway	19	23	East Midlands Airport	20	24
BIFT	42	47	Birmingham Airport	55	58
Hams Hall	48	51	Humber Docks	82	82
DIRFT	55	56	Merseyside Docks	121	160



77%
of the UK population
within a four-hour drive



Drive Times
1 / 2 / 3 / 3+ hours



Positioned for National Reach



<1 mile

Less than 1 mile drive to
the M1 Junction 27





Sherwood
Business
Park

WILLOW DRIVE

M1

UNIT 3

UNIT 2

UNIT 1

2 Storey Office

J27

MANSFIELD ROAD

MANSFIELD ROAD



1 minute drive to
M1 Junction 27

Unit 1 **458,792 sq ft**

Unit 2 **68,652 sq ft**

Unit 3 **171,724 sq ft**



Google Maps



spins.trial.visa

Unit 1

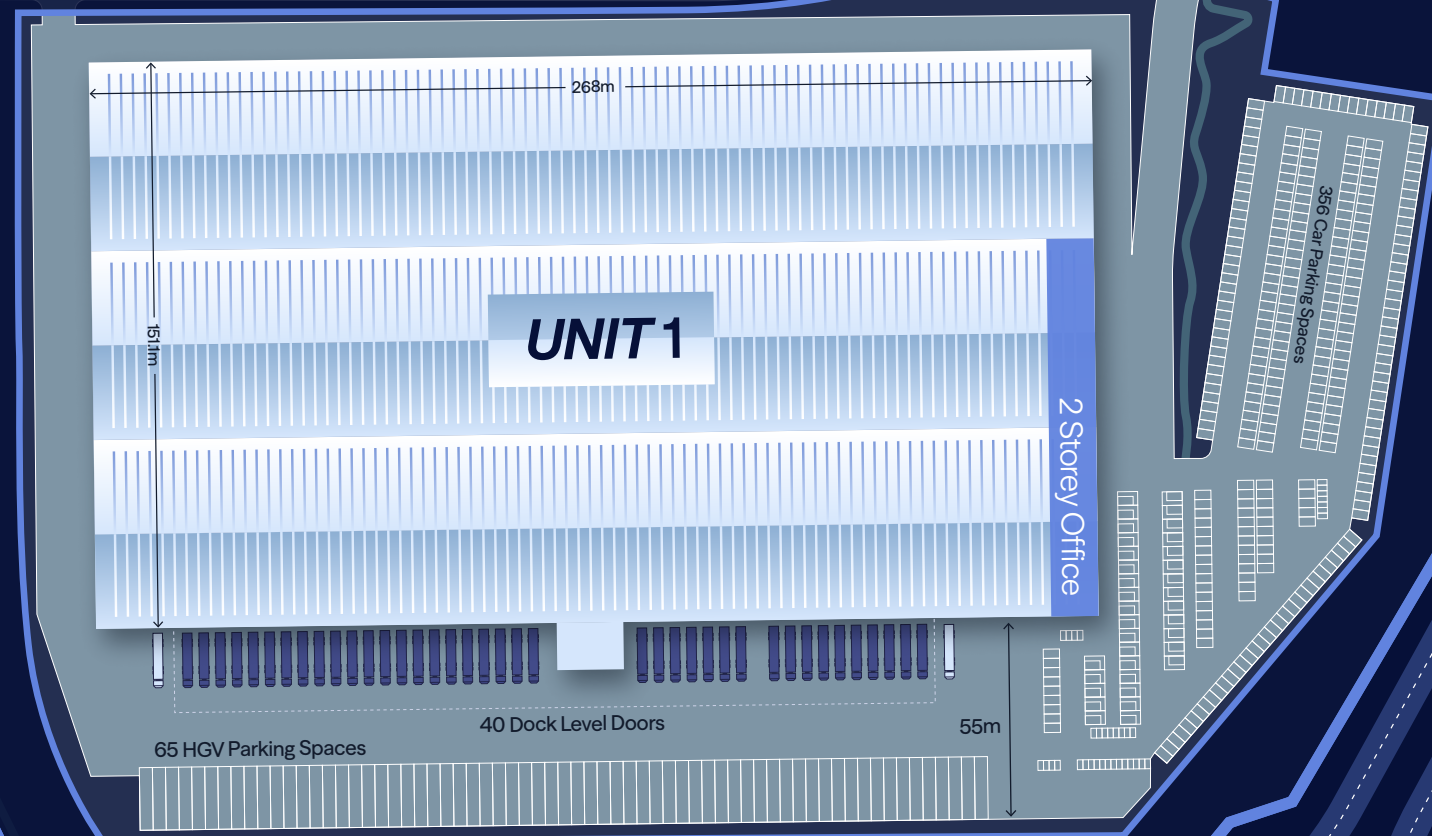
458,792 sq ft



Unit 1

	sq ft GIA	sq m GIA
Unit	433,878	40,308
Offices	20,623	1,916
Hub Offices	4,000	372
Gatehouse	291	27
Total	458,792	42,623

Subject to final measurement on PC



Legend:
Dock Level Doors
Level Access Doors

 2 Level Access Doors	 40 Dock Level Doors	 15m Haunch Height
 A+ Targeting EPC	 Outstanding Targeting BREEAM	 55m Yard Depth
 8 MVA* Power Supply	 50 kN/m² Floor Loading	 365 / 65 Car / HGV Parking

*To be shared across the logistics park



Unit 2

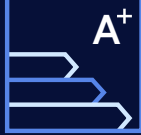
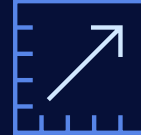
68,652 sq ft



Unit 2

	sq ft GIA	sq m GIA
Unit	61,957	5,756
Offices	6,695	622
Total	68,652	6,378

Subject to final measurement on PC

 3 Level Access Doors	 4 Dock Level Doors	 12.5m Haunch Height
 A+ Targeting EPC	 Outstanding Targeting BREEAM	 45m Yard Depth
 8 MVA* Power Supply	 50 kN/m² Floor Loading	 53 / 14 Car / HGV Parking

*To be shared across the logistics park

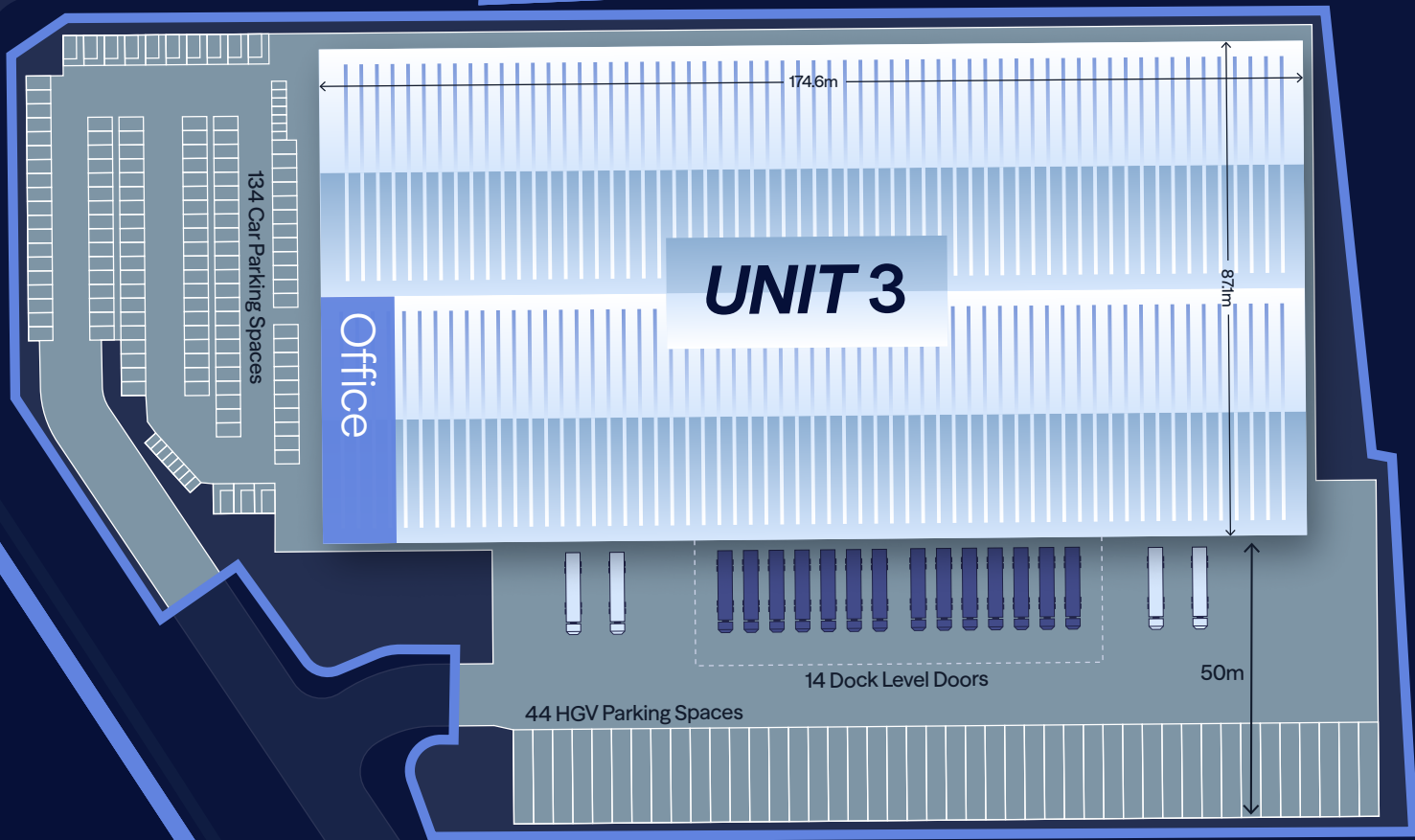
 Dock Level Doors
 Level Access Doors

Unit 3

171,724 sq ft



Unit 3



■ Dock Level Doors
■ Level Access Doors

	sq ft GIA	sq m GIA
Unit	161,862	15,037
Offices	9,862	916
Total	171,724	15,953

Subject to final measurement on PC



4
Level Access Doors



14
Dock Level Doors



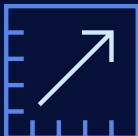
15m
Haunch Height



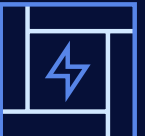
A+
Targeting EPC



Outstanding
Targeting BREEAM



50m
Yard Depth



8 MVA*
Power Supply



50 kN/m²
Floor Loading



134 / 44
Car / HGV Parking

*To be shared across the logistics park

Sustainability Credentials

Built for the demands of modern logistics, PLP Nottingham takes a long-term approach to performance, efficiency and environmental impact. The development is designed to help occupiers operate more responsibly today, while remaining adaptable to changing technologies, business needs and sustainability standards.

Solar PV panels →
Net zero construction ↓



A+
Targeting EPC



Outstanding
Targeting BREEAM



LED
Lighting



55 spaces
EV Charging



Rainwater
Harvesting



10%
Roof Lighting



Photovoltaic
PV Panels



Net Zero
Construction On-Track



PLP

Nottingham

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