



# BEECROFT PARK

M1 Junction 28 / A38



**INDUSTRIAL / WAREHOUSE**

**DESIGN AND BUILD OPPORTUNITIES**

**FROM 18,300 - 85,400 SQ FT**

**FOR SALE/TO LET**



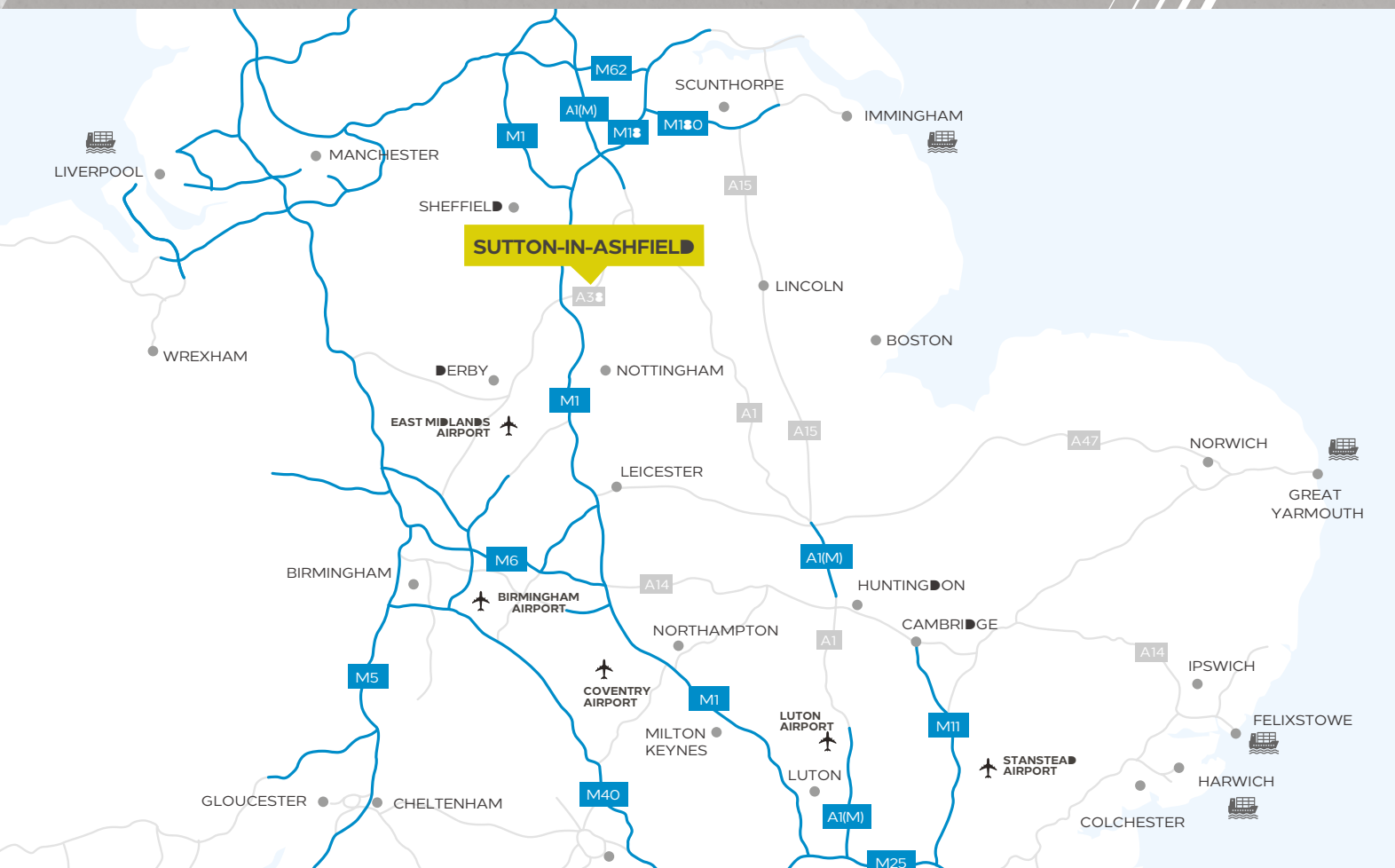
# LOCATION

## BEECROFT PARK

sits at the heart of a major centre for manufacturing and logistics. The site is located within an hour's drive of all the major East Midlands cities and East Midlands Airport.

This prestigious new development is easily accessible from junction 28 of the M1 Motorway and A38 Kings Mill Road East, close to the junction with Penny Emma Way and the Oddicroft Lane Industrial Estate. J28 Beecroft Park is 16 miles north of Nottingham with Mansfield situated to the north east.

Beecroft Park is served by a substantial available labour pool that has an established shift work structure. Elementary occupations and skilled trades make up circa 29% of the workforce and wages are very competitive. height of 12.5m.



### TRAVEL TIME GUIDE

	Miles	Time*
Birmingham	64	1hr 21 mins
Bristol	15	2hrs 45 mins
East Midlands Airport	27	35 mins
Holyhead	171	3hrs 23 mins
Leeds	62	1hr 9 mins
Leicester	44	55 mins
Liverpool	93	1hr 58 mins
London	141	2hrs 49 mins
Manchester	59	1hr 31 mins
Nottingham	17	25 mins
Sheffield	27	41 mins

### MOTORWAY ACCESS GUIDE

	Miles	Time*
<i>Motorway/Junction</i>		
M1 (J28)	3	5 mins
M1 (J32 & M18)	24	30 mins
M1 (J19)	55	60 mins
M6 (J6)	62	1hr 13 mins
M6 (J13)	57	1hr 23 mins

\*Estimated times



# THE OPPORTUNITY

The site immediately available for design and build opportunities from **18,300 - 85,400 sq ft** to suit occupiers specific requirements.

All buildings will be delivered to a high energy efficiency standard and will be fully protected by a suite of warranties.

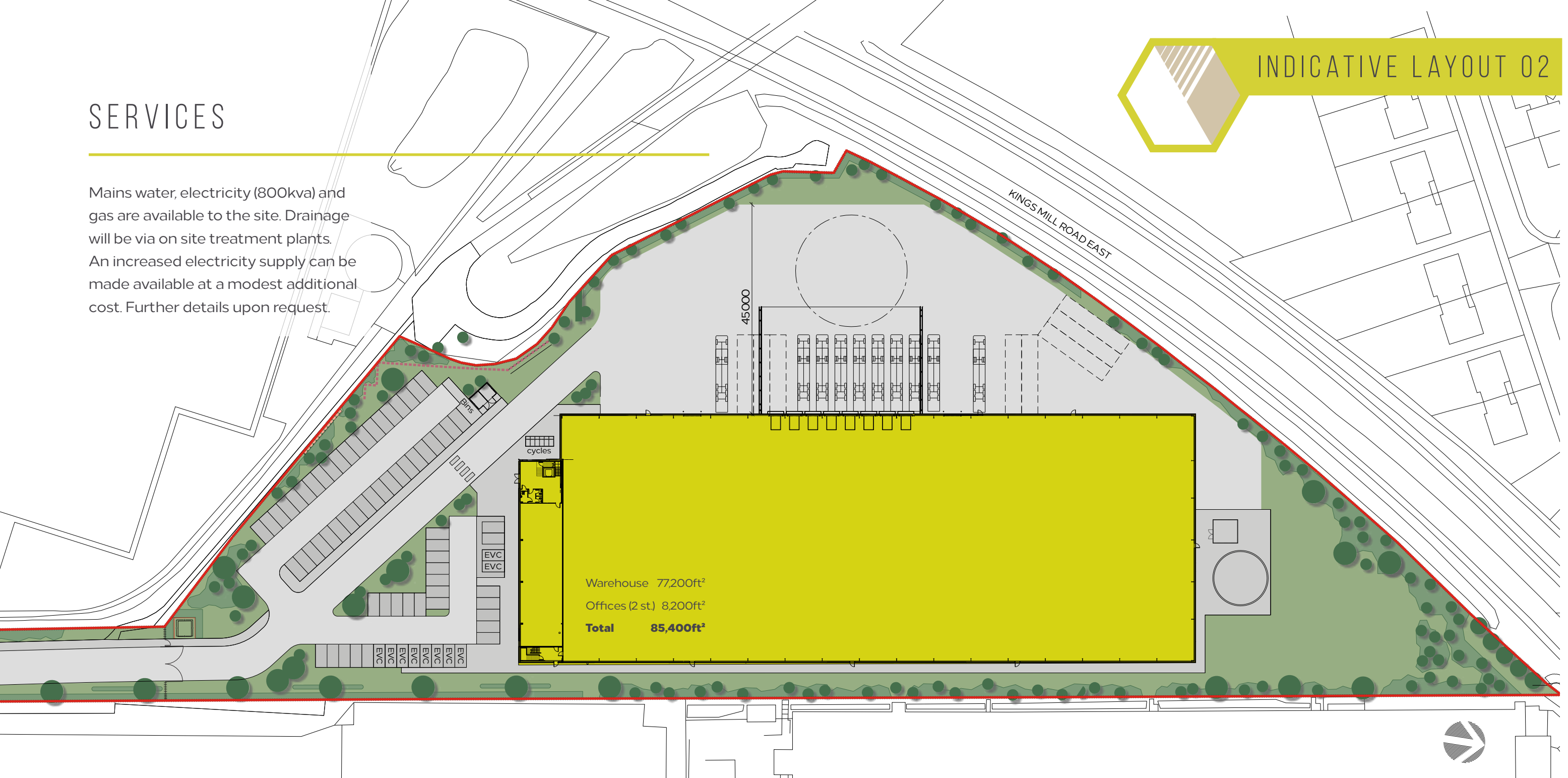


Images show an indicative unit from Brackley Property Developments



# SERVICES

Mains water, electricity (800kva) and gas are available to the site. Drainage will be via on site treatment plants. An increased electricity supply can be made available at a modest additional cost. Further details upon request.



Images show an indicative unit from Brackley Property Developments





# BRACKLEY PROPERTY DEVELOPMENTS

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Brackley Property Developments (BPD) is a development business concentrating on the local and regional commercial market sectors with an established track record working with established occupiers including SIG, Travis Perkins

ERIKS and Veolia.

BPD focusses on the precise needs of its clients by fully understanding their occupational requirements. The businesses experienced in-house development team include project management and planning expertise who have a true understanding of the overall procurement process.

## VAT

VAT will be charged at the prevailing rate.

## ANTI MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 the agents are supervised by HM Revenue and Customs. Any purchasers will be required to provide details on the purchasing entity along with ID documents and proof of address for the proposed beneficial owners.

The agents will be able to confirm a specific list of requirements based on the proposed purchasing / leasing entity, this may include further documentation to evidence source of funds.

## TERMS

Bespoke design and build packages are available on a freehold and leasehold basis. Quoting terms are available on request.

An owner occupier sale of the site may be considered.

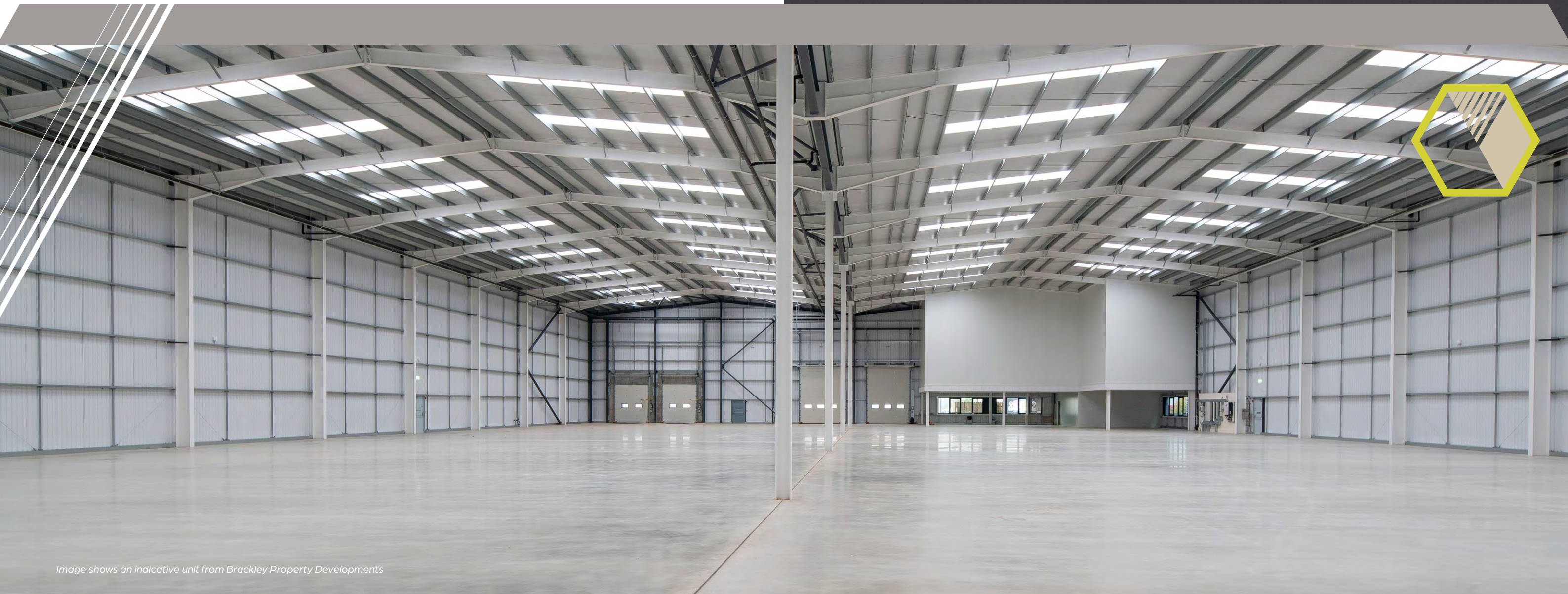


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For further information please contact the joint agents:



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