



# PowerPark

Nottingham

UNITS 2, 3A, 3B & 4

33,154 - 70,586 sq ft

Brand new industrial / logistics facilities

**TO LET**  
COMPLETION  
APRIL 2023

THANE ROAD | NG7 2TG

 year.anyway.moss

[www.powerparknottingham.co.uk](http://www.powerparknottingham.co.uk)



LARGE  
POWER  
SUPPLY



UP TO  
10M EAVES  
HEIGHT



BREEAM  
VERY GOOD



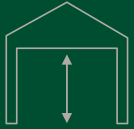
**OXENWOOD**  
REAL ESTATE



## 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.

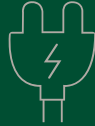
# Specification



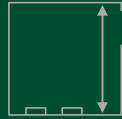
Up to 10 metre eaves height



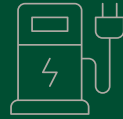
50 Kn/m<sup>2</sup> max floor loading



Large Power Supply



Up to 45 metre service yards



10% Car charging points



Breeam Very Good



Cycle stores



Solar enabled



EPC rating of A





University of Nottingham

NHS  
QUEENS MEDICAL  
CENTRE

NOTTINGHAM  
CENTRE

SHOWCASE  
CINEMA DE LUX



BOOKER

Arnold  
Clark



ready  
steady  
store

A52



HEADQUARTERS

BEESTON  
CANAL



UNIT 5

UNIT 4

UNIT 3B

UNIT 3A

UNIT 1

UNIT 2



THANE RD

# Accommodation

## UNIT 2

	SQ M	SQ FT
Warehouse	6,223.2	66,986
Offices (2 Storey)	334.4	3,600
<b>Total</b>	<b>6,557.6</b>	<b>70,586</b>

- 985 kVA
- 10m Eaves height
- 7 Loading docks
- 2 Level access doors
- 66 Car spaces
- 26 Cycle spaces

## UNIT 3A

	SQ M	SQ FT
Warehouse	2,869.5	30,887
Offices (2 Storey)	210.6	2,267
<b>Total</b>	<b>3,080.1</b>	<b>33,154</b>

- 440 kVA
- 8m Eaves height
- 2 Loading docks
- 1 Level access doors
- 45 Car spaces
- 12 Cycle spaces

## UNIT 3B

	SQ M	SQ FT
Warehouse	2,892.1	31,130
Offices (2 Storey)	209.2	2,252
<b>Total</b>	<b>3,101.3</b>	<b>33,382</b>

- 440 kVA
- 8m Eaves height
- 2 Loading docks
- 1 Level access doors
- 36 Car spaces
- 12 Cycle spaces

## UNIT 4

	SQ M	SQ FT
Warehouse	3,832	41,245
Offices (2 Storey)	292.9	3,153
<b>Total</b>	<b>4,124.7</b>	<b>44,398</b>

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





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

SEAPORT		
<b>Immingham</b>	95 miles	96 mins
<b>Liverpool</b>	138 miles	150 mins
<b>Felixstowe</b>	136 miles	189 mins
<b>Southampton</b>	136 miles	189 mins

AIRPORT		
<b>East Midlands</b>	11.9 miles	20 mins



**SAT NAV: NG7 2TG**  
[Click here for Google map](#)

# 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

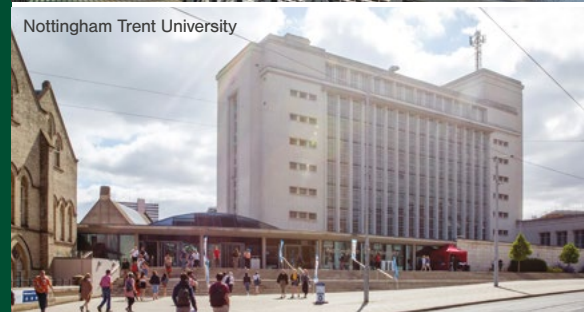
→ **93.8%** EMPLOYMENT RATE

→ **35.8%** EDUCATED TO NVQ4 AND ABOVE

source: d2n2lep.org



University of Nottingham Roundhouse



Nottingham Trent University





## Contacts



**0115 896 0461**  
**0203 889 1010**

**James Keeton**  
07812 250857  
james.keeton@m1agency.co.uk

**Matthew Smith**  
07929 004862  
matthew.smith@m1agency.co.uk

**Toby Wilson**  
07500 926727  
toby.wilson@m1agency.co.uk

savills.co.uk



**020 7409 8817**  
**0121 634 8400**

**Jack Booth**  
07807 999558  
jbooth@savills.com

**Hugh Walton**  
07807 999777  
hugh.walton@savills.com

**Dan Rudd**  
07929 657494  
daniel.rudd@savills.com

**Charlie Spicer**  
07972 000105  
caspicer@savills.com



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