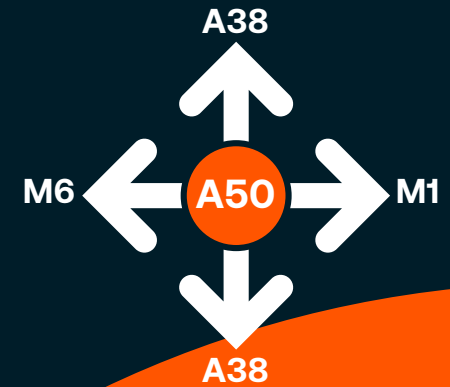


one.nine.six

at Dove Valley Park

A50 M1-M6 LINK · DE65 5BG



New industrial / warehouse unit
195,679 sq ft (18,179 sq m)

- Direct access to the A50
- ← West to M6 Stoke & Manchester
- East to A38 Derby & M1

TO LET
IMMEDIATELY
AVAILABLE



North West, West Midlands and East Midlands all within one hour drive time.

one.nine.six

at Dove Valley Park

one.nine.six occupies a prominent position on Dove Valley Park. The building is built to BREEAM 'Excellent' and has an EPC A rating.

	SQ FT	SQ M
Warehouse	187,075	17,380
GF Office	3,587	333
FF Office	4,815	447
Gatehouse	201	19
Total	195,679	18,179

- 19** Loading Dock Doors
- 2** Euro Dock Doors
- 3** Level Access Doors

- 12m** Clear Height
- 50kN/m²** Floor Loading
- 500kVA** Electrical Supply
- PV** Ready Frame
- Secure Site**

- 24 hr** Access

- Gate House**

- 55m** Service Yard Depth

- Office Space**

- 34** HGV Spaces

- Cycle** Parking Provision

- 18** EV Car Spaces

- 166** Car Parking Spaces

[CLICK HERE FOR THE 360 TOUR](#)



one. nine. six.

at Dove Valley Park

KEY FEATURES:



Part of a **200 acre** development



Brand new **modern unit**



Excellent connectivity via **M1/M6, A50 and A38**



Centre of one of the **country's most important manufacturing areas**



BREEAM Excellent



48 million people within a 4 hour drive time

EXISTING OCCUPIERS INCLUDE:



GXO



truma



FUTABA

TopHat



one. nine. six.

at Dove Valley Park

Location

Dove Valley Park is located on the junction of the A50 M1/M6 link. This important trunk road runs from Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of the M6, opening up access to the nation's motorway system. Major seaports and airports, along with 48 million people, are within a 4 hour drive.



WHAT3WORDS
NOURISHED.ENVOY.CORK



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GOOGLE MAPS



Destination	Distance	Time
M1	18 miles	20 min
Derby	12 miles	22 min
Stoke on Trent	23 miles	29 min
M6	25 miles	33 min
Nottingham	31 miles	38 min
Leicester	39 miles	45 min
Birmingham	41 miles	54 min
Sheffield	58 miles	1 hr 7 min
Manchester	61 miles	1 hr 29 min

Airports	Distance	Time
East Midlands	22 miles	27 min
Birmingham	42 miles	49 min
Manchester	55 miles	1 hr 8 min
Heathrow	137 miles	2 hr 11 min

Seaports	Distance	Time
Liverpool	86 miles	1 hr 37 min
Hull	106 miles	1 hr 52 min
Felixstowe	183 miles	3 hr 1 min
Southampton	196 miles	3 hr 17 min

Further Information

Please contact the sole joint agents:

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Terms

The building is available on a leasehold basis for a term to be agreed.

Misrepresentation While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.
April 2024. carve-design.co.uk 15346/17