

POWER PARK

NOTTINGHAM

Thane Road, Nottingham,
NG7 2TG



SIX SPECULATIVELY BUILT HIGHLY SUSTAINABLE WAREHOUSE UNITS FROM **32,510 - 145,723 SQ FT**



POWER PARK NOTTINGHAM

UP TO
15M
EAVES HEIGHT

UP TO
55M
SERVICE YARDS

10%
CAR CHARGING
POINTS

8
MVA
TOTAL POWER
PROVISION

< 25 >
ACRE SITE

50
KN/M²
MAX FLOOR
LOADING

BREEM
VERY GOOD

Power Park delivers the regions best connected Industrial & logistics development. Nottingham is the economic powerhouse for the East Midlands and positioned at the heart of the UK, is the principal commercial centre for the region.

Power Park is well connected being situated on the edge of Nottingham City centre, offering excellent public & private transport connectivity, combined with a large labour pool, all balanced with a variety of near-by amenities.

The scheme will comprise of six highly sustainable speculatively built units delivered to a Grade A

specification with enhanced ESG credentials and occupier amenity. The scheme provides excellent demographics, motorway connectivity and power credentials.

Located adjacent to the Boots Campus on the fringes of Nottingham city centre, **Power Park** is part of the wider established and popular Lenton Lane industrial area of Nottingham. Accessed via Thane Road/A52, the site links directly to the A453 dual-carriageway and onward to J24 M1 south and J25 M1 north.



- ▶ SITUATED JUST OVER THREE MILES SOUTH-WEST OF NOTTINGHAM CITY CENTRE
- ▶ LOCATED IN AN ESTABLISHED COMMERCIAL AREA
- ▶ POWER CAPACITY IS SIGNIFICANT AT 8MVA
- ▶ COMPLETION Q1 2023



SCHEDULES OF ACCOMMODATION

POWER 30a	SQ M	SQ FT
Warehouse	2,820	30,354
Offices (2 storey)	200	2,150
Total	3,020	32,510
Power	440 kVA	
Eaves Height	8M	
Car Parking	40	

POWER 30B	SQ M	SQ FT
Warehouse	2,820	30,354
Offices (2 storey)	200	2,150
Total	3,020	32,510
Power	440 kVA	
Eaves Height	8M	
Car Parking	50	

POWER 45	SQ M	SQ FT
Warehouse	3,820	41,118
Offices (2 storey)	280	3,014
Total	4,100	44,132
Power	575 kVA	
Eaves Height	10M	
Car Parking	70	

POWER 70	SQ M	SQ FT
Warehouse	6,205	66,790
Offices (2 storey)	320	3,444
Total	6,525	70,235
Power	985 kVA	
Eaves Height	10M	
Car Parking	71	

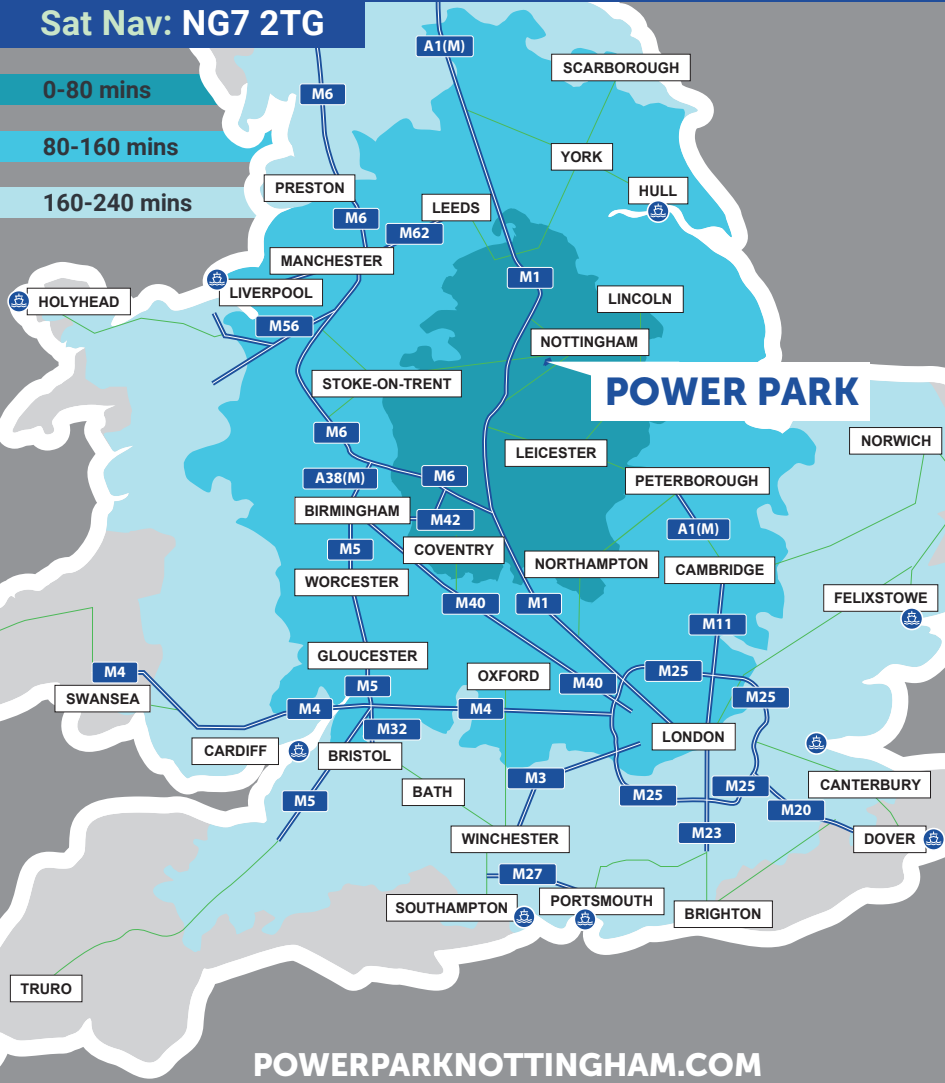
POWER 100	SQ M	SQ FT
Warehouse	8,713	93,787
Offices (2 storey)	703	7,566
Total	9,416	101,353
Power	1,830 kVA	
Eaves Height	12M	
Car Parking	108	

POWER 145	SQ M	SQ FT
Warehouse	12,892	138,769
Offices (2 storey)	646	6,955
Total	13,538	145,723
Power	2,000 kVA	
Eaves Height	15M	
Car Parking	169	



Sat Nav: NG7 2TG

- 0-80 mins
- 80-160 mins
- 160-240 mins



DRIVE TIMES

Connection	Distance	Drive Time
Nottingham	2.8 miles	11 mins
J24 M1	8.5 miles	12 mins
J26 M1	8.9 miles	24 mins
M69	30.4 miles	37 mins
M6	42.1 miles	47 mins

City	Distance	Drive Time
Leicester	28 miles	40 mins
Birmingham	56 miles	1 hour 7 mins
Manchester	95 miles	1 hour 59 mins
London	126 miles	2 hours 30 mins

Seaport	Distance	Drive Time
Immingham	95 miles	1 hour 36 mins
Liverpool	138 miles	2 hours 30 mins
Felixstowe	146 miles	3 hours 9 mins

Airport	Distance	Drive Time
East Midlands	11.5 miles	20 mins
Birmingham	45.3 miles	55 mins
Heathrow	142 miles	2 hours 16 mins

A development by:



H B D

Agent contacts:



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