

CURRENTLY ON SITE 2018 CURRENTLY SUMMER 2018

# To Let Brand New Distribution / Warehouse Facility 261,000 sq ft approx. (24,247 sq m)

Nickel 28 will be a brand new 261,000 sq ft approx (24,247 sq m) distribution / warehouse facility in the heart of the strategically located South Normanton Industrial Area, less than 1 mile from Junction 28 of the M1.

Nickel 28 will provide 248,600 sq ft (23,095 sq m) of high bay, state of the art warehouse accommodation together with 12,400 sq ft GIA (1,152 sq m GIA) of dedicated office accommodation and parking for approximately 181 cars on a fully secure site with gatehouse entrance.



www.nickel28.co.uk

## **To Let Brand New Distribution**/ **Warehouse Facility**

# 261,000 sq ft approx.

#### For illustration purposes only

# **Proposed Specification**

- Steel portal frame construction
- 15m haunch height
- 70 kN/m<sup>2</sup> FM2 floor
- 24 dock level doors (4 oversized)
- 4 level access doors
- 50m yard

First and second floor office / ancillary accommodation

- 181 car parking spaces (approx.)
- **Fully secure site with gatehouse entrance**
- 47 trailer parking spaces (approx.)
- On-site HGV stacking capacity
- Potential for Solar PV roof

#### Accommodation

|                        | Sq M GIA | Sq Ft GIA |
|------------------------|----------|-----------|
| Warehouse              | 23,095   | 248,600   |
| First Floor<br>Office  | 576      | 6,200     |
| Second Floor<br>Office | 576      | 6,200     |
| TOTAL (GIA)            | 24,247   | 261,000   |

Additional accessible storage located above office accommodation.

#### Parking

Approx. Car Parking Spaces 181

#### BREEAM

The property will be assessed on completion for Breeam rating anticipated Very Good

#### EPC

The property will be assessed on completion for EPC rating anticipated A

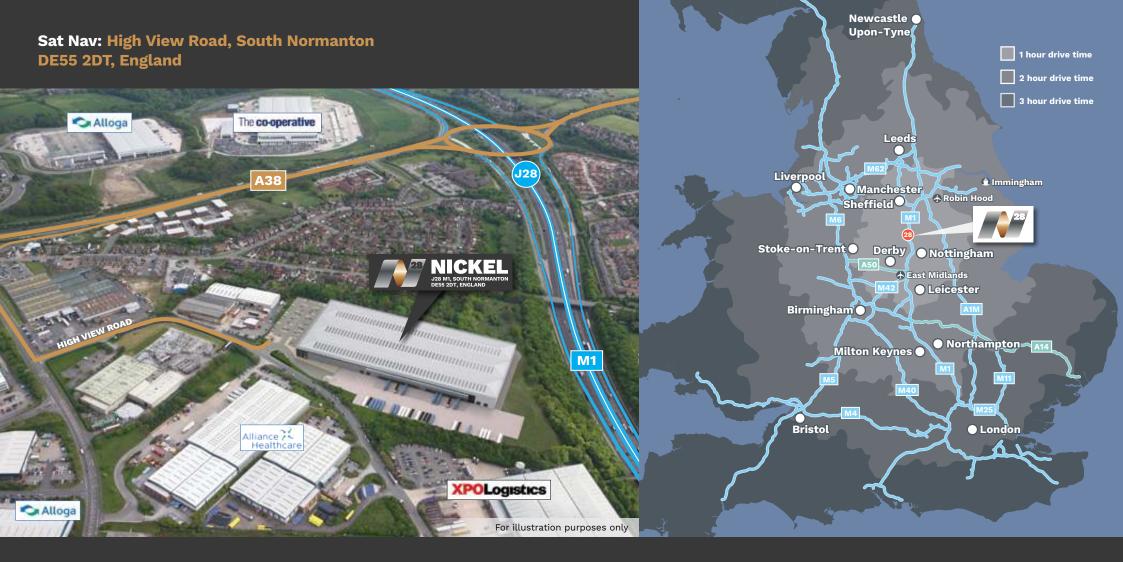
#### Terms

The premises will be available To Let by way of a new institutional full repairing and insuring lease. Rental terms upon application.

More information can be obtained from: www.nickel28.co.uk



### www.nickel28.co.uk



## **Prime Location**

Nickel 28 is strategically located on High View Road in the heart of the popular South Normanton Industrial Area, less than 1 mile from Junction 28 of the M1 via the A38.

The area has attracted key occupiers including XPO Logistics, Alloga, Alliance and Diversity. The property is highly accessible with easy connection between the Midlands Engine / Northern Powerhouse regions.

### **Drive Times**

| Destination           | Distance  |        | Time     |
|-----------------------|-----------|--------|----------|
| Nottingham            | 15 miles  | 24 km  | 30 mins  |
| Derby                 | 16 miles  | 26 km  | 25 mins  |
| East Midlands Airport | 24 miles  | 39 km  | 30 mins  |
| Sheffield             | 30 miles  | 48km   | 35 mins  |
| Robin Hood Airport    | 40 miles  | 64 km  | 45 mins  |
| Birmingham            | 60 miles  | 97 km  | 60 mins  |
| Leeds                 | 59 miles  | 95 km  | 75 mins  |
| Immingham Port        | 80 miles  | 129 km | 80 mins  |
| M25 London Orbital    | 116 miles | 187 km | 120 mins |

### www.nickel28.co.uk



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A development by

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