

**CURRENTLY ON SITE
COMPLETION SUMMER 2018**



NICKEL

**J28 M1, SOUTH NORMANTON
DE55 2DT, ENGLAND**

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.

For illustration purposes only



www.nickel28.co.uk



For illustration purposes only

To Let
**Brand New Distribution/
 Warehouse Facility**
261,000 sq ft approx.

Proposed Specification

- Steel portal frame construction
- 15m haunch height
- 70 kN/m² 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

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

Accommodation

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

Additional accessible storage located above office accommodation.

Parking

Approx. Car Parking Spaces	181
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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.



NICKEL
J28 M1, SOUTH NORMANTON
DE55 2DT, ENGLAND



M1 Jct 28
0.5 miles ↓

For illustration purposes only

Sat Nav: High View Road, South Normanton
DE55 2DT, England



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.

www.nickel28.co.uk

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

A development by

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