

CW177

CASTLEWOOD BUSINESS PARK

PLOT 1 • NOTTINGHAMSHIRE • M1 JUNCTION 28 / A38 • NG17 1BX

177,154ft² (16,458m²) • TO LET

IMMEDIATELY AVAILABLE



 **CLICK HERE TO VIEW THE VIDEO OF CW177**

- Direct access to A38 and J28, M1
- Most successful distribution park at J28
- 15m min clearance height
- 18 dock level doors
- 4 level access doors
- 59m yard depth

A DEVELOPMENT BY:



NFU Mutual



The most successful distribution site at J28, M1

CW177 and CW134 form part of the last phase of development within Castlewood where 1.5 million square feet has already been developed for a number of high profile occupiers including Co-op Food, Alloga and Parker Knoll.

Castlewood is accessed directly from the A38(T) which provides direct dual carriageway access to J28 of the M1 (1 mile).

J28 is recognised as the largest strategic cluster of distribution space in the northern part of the East Midlands with the A38 providing dual carriageway access to the West Midlands market crossing the A50 at Burnaston.

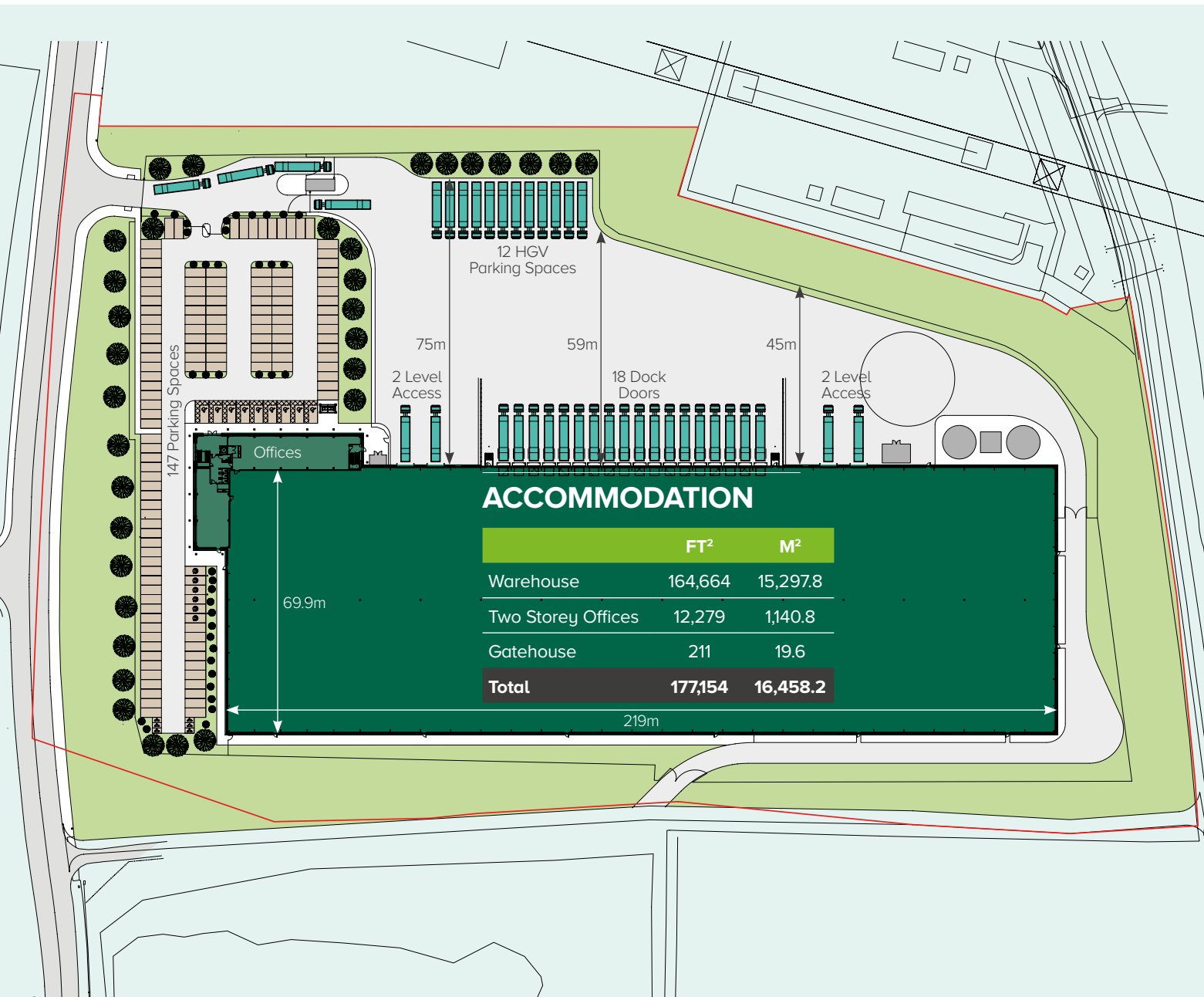
The M18 joins the M1 at J38 providing access to the east coast ports.

The legacy of the North Notts coalfield communities provide an excellent labour pool.



IMMEDIATELY AVAILABLE





ACCOMMODATION

	FT ²	M ²
Warehouse	164,664	15,297.8
Two Storey Offices	12,279	1,140.8
Gatehouse	211	19.6
Total	177,154	16,458.2

SPECIFICATION



15m clear
internal height



10% roof
lights



1mVA



59m yard
depth



18 dock
level doors



4 level access
doors



12 HGV
parking
spaces



147 car
parking
spaces



50kn per m²
floor
loading



FM2
floor



11 tonne
point
loading



6 electric
vehicle charging
points

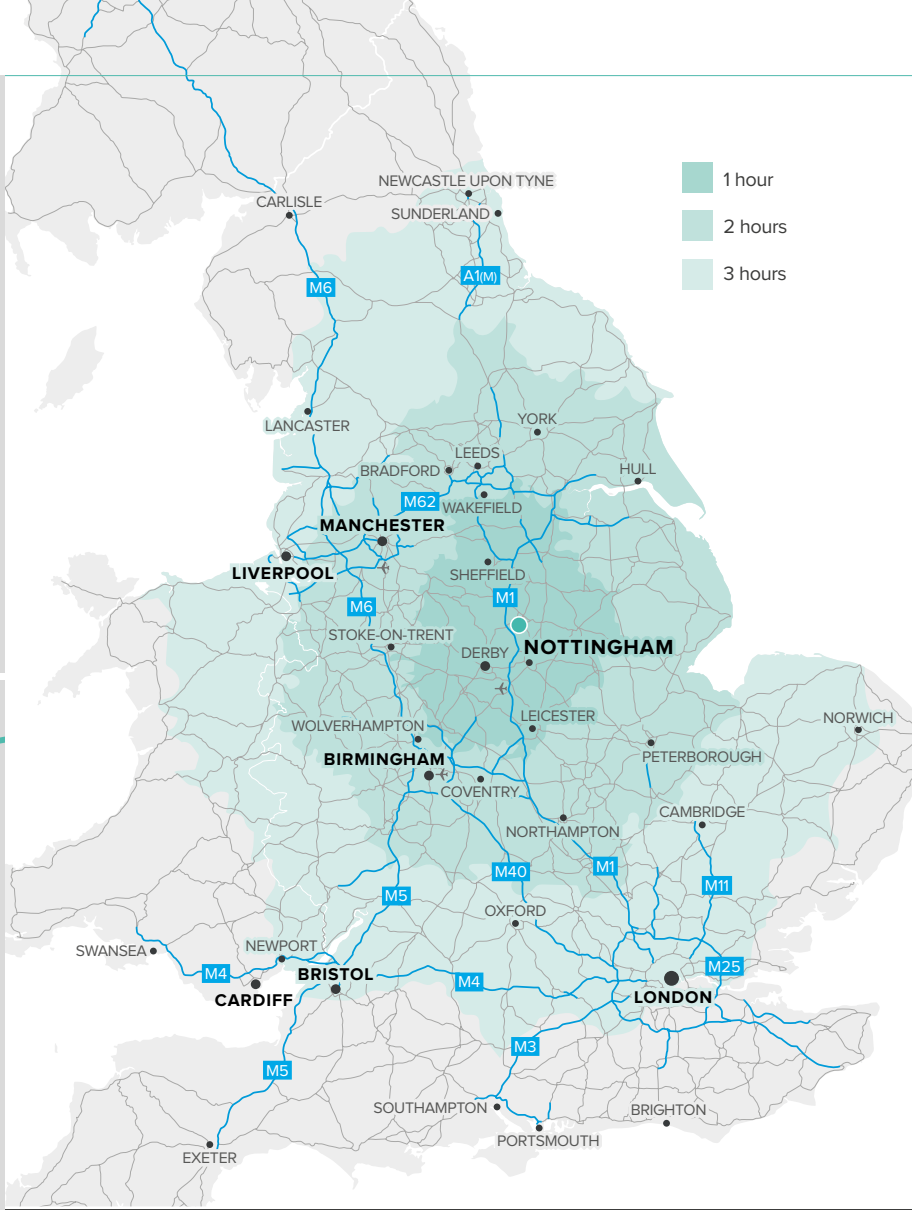
BREEAM®



CW177 has achieved a BREEAM rating of Very Good and an EPC A rating.

IMMEDIATELY AVAILABLE





HGV DRIVE TIMES

PLACES	Miles	Time
M1/J28	0.9	2min
Derby	18	27min
Nottingham	14.5	28min
Sheffield	32	40min
Leicester	40	49min
Birmingham	61	1hr 3min
Leeds	61	1hr 4min
Manchester	69	1hr 47min
London (M25)	128	2hrs 8min

AIRPORTS	Miles	Time
East Midlands	24	27min
Birmingham	58	59min
Heathrow	138	2hrs 21min

RAIL FREIGHT	Miles	Time
Maritime RFT	23	27min
BIFT	46	51min
Hams Hall	52	54min
DIRFT	59	1hr

PORTS	Miles	Time
Immingham	77	1hr 18min
Liverpool	112	2hrs 10min
London Gateway	162	2hrs 51min
Felixstowe	185	3hrs 4min
Southampton	178	3hrs 9min

Source: Google Maps



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3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 10/22. E&OE. October 22 carve-design.co.uk 15455/12