

TEAL PARK

INDUSTRIAL UNITS

Netherfield, Nottingham

NG14 5JX

- ▶ 6 New Industrial/Warehouse Units
 - ▶ 17,785 - 31,553 sq ft still available
- To Let**

Available Now



tealparknottingham.co.uk

NORTHWOOD
URBAN LOGISTICS 



THE SITE

- ▶ Teal Employment Park is accessed from the A612 Colwick Loop Road, 5 miles east of Central Nottingham.
- ▶ The M1 Junctions 24 / 25 are both approximately 10 miles to the west with the A1 being 18 miles to the north east of the site.
- ▶ The site is provided with a wealth of complementary facilities including the adjacent Victoria Retail Park and the new trade and retail park elements of Teal Park which are also currently being developed.

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Total sq ft	Total sq m	Availability
1	YELLOW OCTOPUS		
2	UPCYCLE U.K.		
3	31,553	2,931	AVAILABLE NOW
4	26,409	2,453	AVAILABLE NOW
5	20,841	1,936	AVAILABLE NOW
6	17,785	1,652	AVAILABLE NOW

Over 300,000 people of working age within a 45 minute drive time*



41,000 logistics workforce employed in transport and logistics in the Nottingham area**

* Source: nomisweb & www.drivetime.com
 ** Source: www.visit-nottinghamshire.co.uk/invest/sectors/logistics/

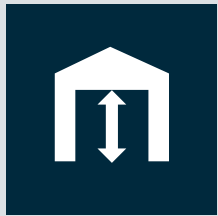
Available Now

UNITS 3-6

17,785 up to 31,553 sq ft

General Specification

High quality industrial and warehouse units with fully fitted offices finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



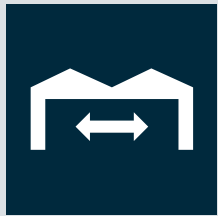
Up to 9.55m clear internal height



50kN sq m floor loading



Electric loading doors



Units 5 & 6 ability to combine units



Fitted offices



Yard depths up to 41.47m

Planning Use

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

Terms

Units are available to lease on terms to be agreed.





WHY TEAL?

- ▶ Over 19,000 vehicle movements per day on the Colwick Loop Road according to the Department for Transport (DfT)
- ▶ 700 new Persimmon homes under construction at Teal Close
- ▶ New Aldi Supermarket and retail scheme under construction
- ▶ Teal will additionally include a new primary school, leisure facilities and care home
- ▶ Teal Park site will benefit from links to the new £40m Gedling Access Road



GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

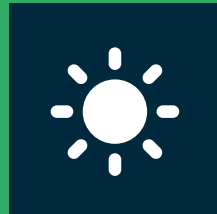
The green initiatives include:



Low air permeability design



Reduced CO2 emissions



10% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Secure cycle parking



TRAVEL DISTANCES

Colwick Loop Road, Netherfield, Nottingham NG14 5JX

Road

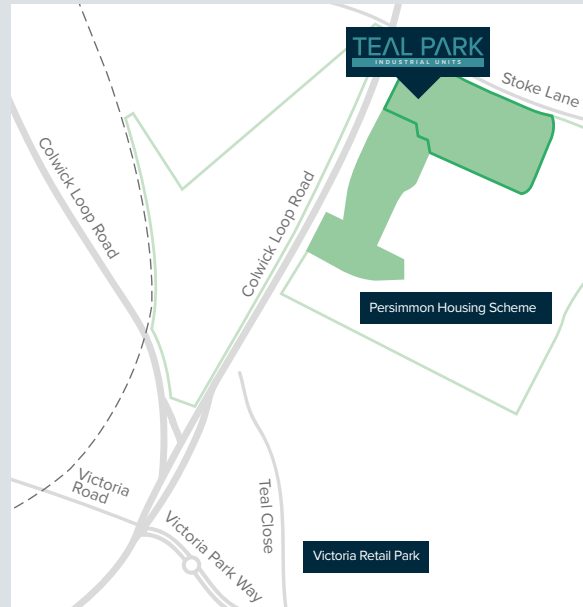
M1 (J24)	10 miles
M1 (J25)	12 miles
A1	18 miles
Derby	20 miles
Leicester	30 miles
Birmingham	53 miles

Rail

Nottingham	4 miles
Carlton & Netherfield	1 mile

Airport

Nottingham City	7 miles
East Midlands	16 miles



More information available through the joint marketing agents:



Brodie Faint
07852 529977
bfaint@phillipssutton.co.uk

Sam Sutton
07794 081052
ssutton@phillipssutton.co.uk



Anthony Barrowcliffe
07557 972008
anthony@fhp.co.uk

Mark Tomlinson
07917 576254
mark@fhp.co.uk



Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2022.

Iain Taylor 07748 190175
iaintaylor@northwoodinvestors.com