

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.drivetimemaps.co.uk

** 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



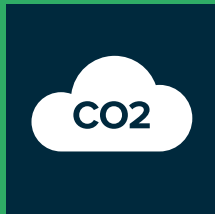
GREEN CREDENTIALS

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.

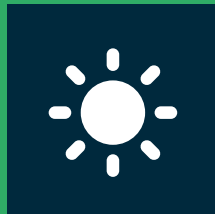
The green initiatives include:



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

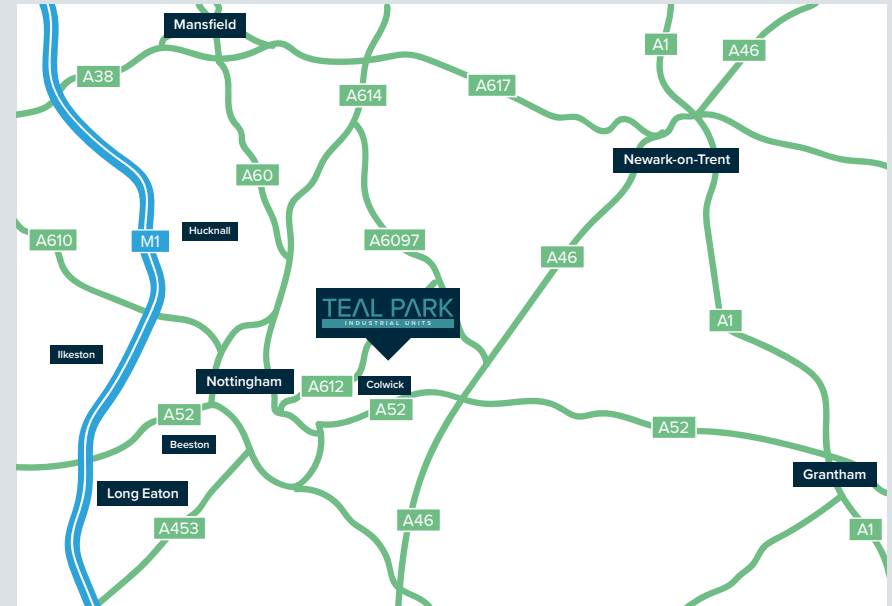
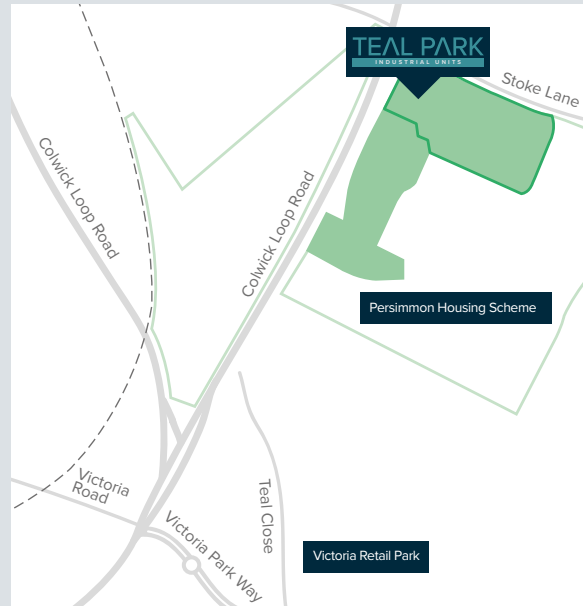
| | |
|------------|----------|
| M1 (J24) | 10 miles |
| M1 (J25) | 12 miles |
| A1 | 18 miles |
| Derby | 20 miles |
| Leicester | 30 miles |
| Birmingham | 53 miles |

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:



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NORTHWOOD
URBAN LOGISTICS 

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.

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