

TEAL PARK

TRADE UNITS

Netherfield, Nottingham

NG14 5JX

- ▶ 14 New Flexible Trade Counter Units
- ▶ 3,746 & 3,702 sq ft still available
- ▶ 93% let

To Let

Two units remaining



tealparknottingham.co.uk

NORTHWOOD
URBAN LOGISTICS





THE SITE

- ▶ Teal Park is located off Colwick Loop Road and Stoke Lane, located approximately 5 miles east of Nottingham City Centre within Gedling Borough.
- ▶ The site benefits from excellent road frontage to the A612 Colwick Loop Road which provides efficient access to the Midlands and greater road network.
- ▶ New Aldi Supermarket and retail scheme under construction.
- ▶ The development is well located, benefiting from transport links to the M1 motorway (J24) approximately 10 miles to the south west and J25 approximately 12 miles west, whilst the A1 is 18 miles to the north east via the A46.
- ▶ Nottingham Railway Station is approximately 4 miles to the south west of the site and Carlton and Netherfield Railway Stations are within 1 mile.

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Total sq ft	Total sq m	Availability
7		ETB AUTOCENTRES	LET
8	3,746	348	TO LET
9		CLIFTON TILES & BATHROOM	LET
10		OCTOPUS ENERGY ECO	LET
11		KLARHEIT ALUMINIUM WINDOWS	LET
12		THE WOODEN FLOOR STORE	LET
14		TOOLSTATION	LET
15		SCREWFIX	LET
16		HOWDENS	LET
17		TRENT VEHICLE CHARGING	LET
18	3,702	344	TO LET
19		KARCHER	LET
20		KARCHER	LET
21		PAINTWELL	LET



Available Now

UNIT 8 & 18

3,746 & 3,702 sq ft

General Specification

High quality trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



6m clear
internal height



35kN sq m
floor loading
Unit 8



37.5kN sq m
floor loading
Unit 18



Electric loading
doors



Ideally suited for
trade occupiers

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.

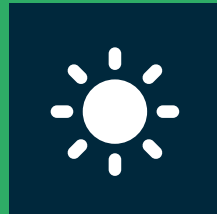
The green initiatives include:



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

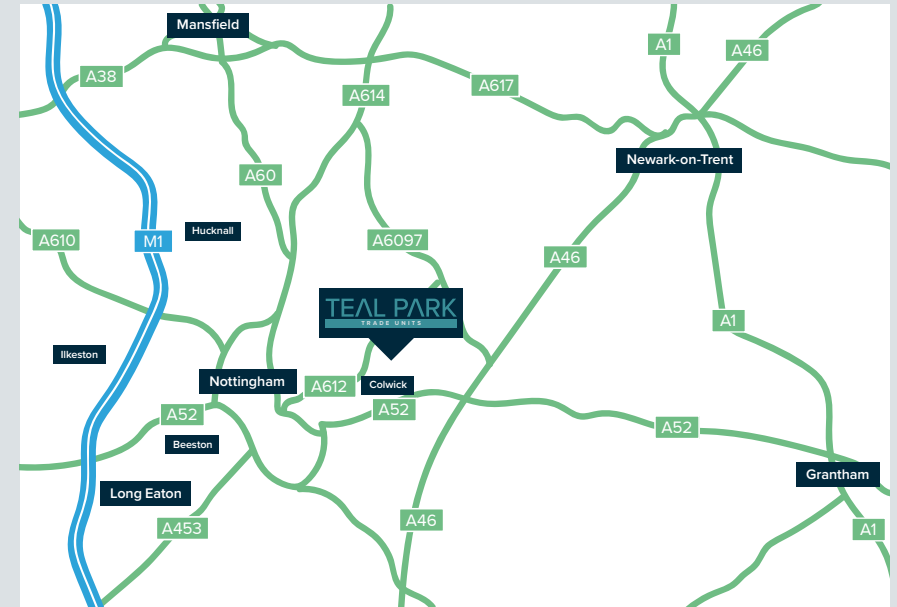
M1 (J24)	10 miles
M1 (J25)	12 miles
A1	18 miles
Derby	20 miles
Leicester	30 miles
Birmingham	53 miles

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. August 2023.

Iain Taylor 07748 190175
iaintaylor@northwoodinvestors.com