



SUMMIT PARK

**20,000 sq ft –
600,000 sq ft**

Distribution and
Industrial units

Junction 28, M1

45 acre site

- ▲ Site ready for development
with completed infrastructure
- ▲ Planning consented





The Scheme

Summit Park occupies a prominent position fronting the A617 between Ashfield and Mansfield, considered to be Nottinghamshire's manufacturing heartland. The national motorway network at M1, J28 is ten minutes from Summit Park, via the A617 and A38.

The Local Developer

Sladen Estates and Peveril Securities have a proven track record in delivering high quality commercial buildings to meet the specific needs of all types of occupier. They work extensively together and have carried out developments in excess of £200,000,000. These developments cover all sectors of the market from industrial and distribution, offices, commercial and leisure.

Ideal Logistics and Industrial Location

- ▶ Detailed planning consent for logistics warehouses
- ▶ Indicative layout only – building can be tailored to meet specific occupier requirements
- ▶ Agreement to completion in only 26 weeks
- ▶ Fully serviced and infrastructured site

Large Businesses in the Area

- ▶ Co-op
- ▶ Alloga UK
- ▶ Eurocell
- ▶ Linney Group
- ▶ Crystal Martin International
- ▶ Synseal Extrusions







High Specification

All units will be built to a high specification and internally will include fully fitted offices with feature lighting, full height glazed entrance atria, ceramic floor tiling to the entrance and ancillary areas, along with high quality fixtures and fittings throughout.

The main warehouse / production area will be completed to a shell finish to include 15% roof lights offering substantial natural light, a finished concrete floor with suitable loading rating and dock level, and level loading doors.

Externally the units will be set in fully landscaped secure sites benefiting from generous car parking provision and fully fenced and gated where appropriate. The warehouse spaces will open onto large secure concrete service yards and will have the opportunity for gate houses on larger units.

Each unit will meet a minimum BREEAM 'Very Good' rating. This performance rating is achieved by satisfying a substantial number of criteria across a range of environmental issues including; energy, transport, water, waste, materials, land use, health and wellbeing, ecology and management.



Unit A

Warehouse

215,000 sq ft – 19,973 m²

2 storey office

10,000 sq ft – 929 m²

Total

225,000 sq ft – 20,902 m²

Unit D

Warehouse

45,000 sq ft – 4,180 m²

2 storey office

5,000 sq ft – 465 m²

Total

50,000 sq ft – 4,645 m²

Unit E1

Warehouse

17,656 sq ft – 1,640 m²

2 storey office

2,344 sq ft – 217 m²

Total

20,000 sq ft – 1,857 m²

Unit E2

Warehouse

17,656 sq ft – 1,640 m²

2 storey office

2,344 sq ft – 217 m²

Total

20,000 sq ft – 1,857 m²

Unit F

Warehouse

36,000 sq ft – 3,344 m²

2 storey office

4,000 sq ft – 371 m²

Total

40,000 sq ft – 3,715 m²

Unit B

Warehouse

236,000 sq ft – 21,925 m²

3 storey office

9,500 sq ft – 882 m²

Hub office

1,200 sq ft – 111 m²

Total

246,700 sq ft – 22,918 m²

Unit C

Warehouse

320,000 sq ft – 29,728 m²

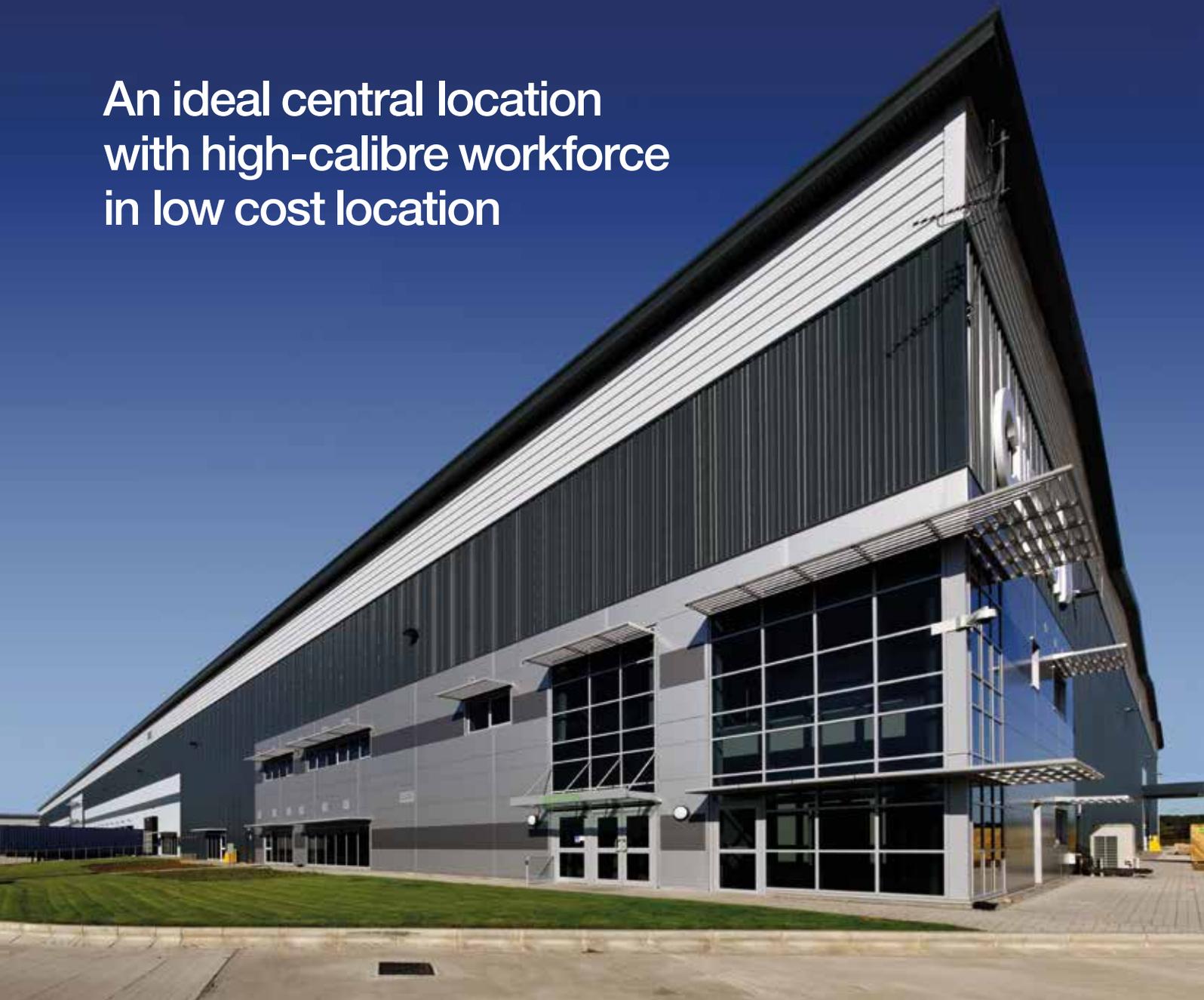
2 storey office

10,000 sq ft – 929 m²

Total

330,000 sq ft – 30,657 m²

**An ideal central location
with high-calibre workforce
in low cost location**



Location

Summit Park is centrally located with drive times to Birmingham, Manchester and Liverpool of around two hours each. Three international airports are within 65 miles of the development and the major UK shipping ports are accessed in under four hours drive time.

Excellent transport links to the road and motorway network means Summit Park has two million people living within a two hour drive time of the development. Not only is a large, loyal and local workforce available to employers but a wider highly skilled base of employees are within an easy commute of Summit Park.



Locations	Miles	Drive time*
Nottingham	17	30min
Derby	21	30min
Newark	21	36min
Sheffield	34	45min
Leicester	44	55min
Stoke-on-Trent	55	1hr 7min
Wakefield Europort	57	1hr 10min

Locations	Miles	Drive time*
Leeds	62	1hr 15min
Coventry	65	1hr 20min
Birmingham	66	1hr 25min
Manchester	61	1hr 44min
Liverpool	92	2hrs 10min
London	142	2hrs 45min

Locations	Miles	Drive time*
Airports		
East Midlands	25	40min
Robin Hood	35	1hr
Birmingham	62	1hr 10min
UK Ports		
Immingham	81	1hr 45min
Birkenhead, Liverpool	124	2hrs 35min
Southampton	192	3hrs 40min

* Approximate times

Demographics

With a local population of 189,600 (16-64yrs, 2014) Ashfield and Mansfield offer an adaptable workforce with tradition of shift work and varied skills base. Almost 27% of employees in the area are employed in elementary or plant and machinery occupations, meaning a large and readily available workforce ideally suited to the needs of manufacturing and logistics businesses.

Ashfield and Mansfield offers a highly cost effective location for business with competitive wages, rent levels and transport costs. A number of potential business grants are available to businesses either expanding in the local area or relocating to Summit Park.

For further information on grants which maybe be available, please contact us on 0870 240 2604.

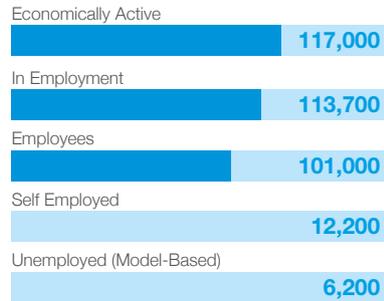
Population

All people aged 16-64 (2014)

189,600

Labour Supply

Employment and unemployment (2014)

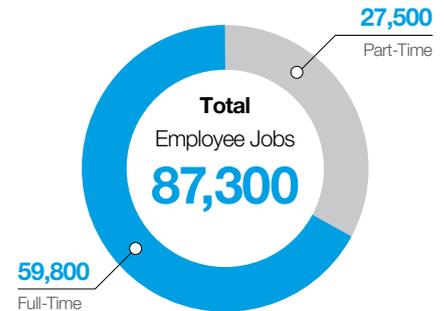


Employment by Occupation (2014)

	%
Managers, Directors and Senior Officials	6.2
Professional Occupations	12.6
Associate Professional and Technical	11.8
Administrative and Secretarial	10.7
Skilled Trades Occupations	6.4
Caring, Leisure and other Service Occupations	9.0
Sales and Customer Service Occupations	6.7
Process Plant & Machine Operatives	10.0
Elementary Occupations	16.9
Other	9.7

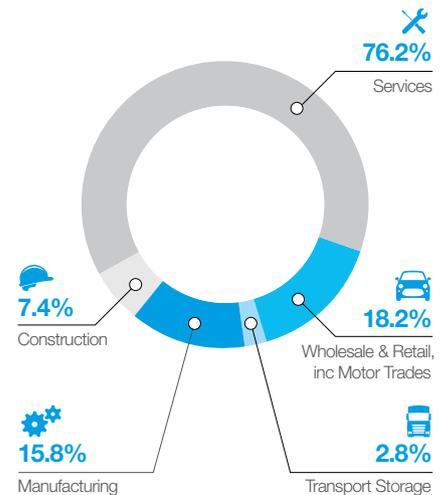
Employee Jobs (2014)

(2014)



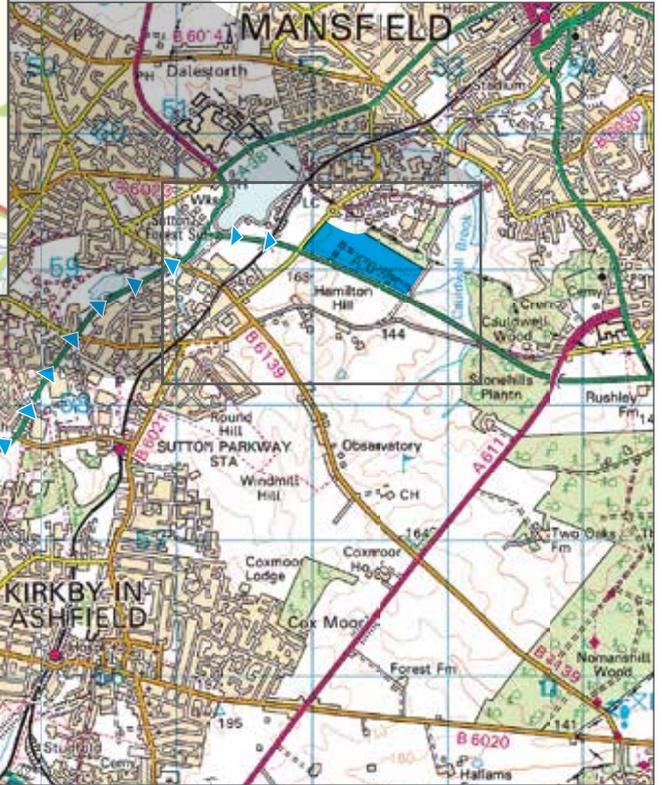
Sector Breakdown (2014)

(2014)





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A development by



Peveril Securities Ltd



Roger Haworth
roger@cpppartners.co.uk

Toby Vernon
toby@cpppartners.co.uk

Sean Bremner
sean@cpppartners.co.uk



Steve Moriarty
steve@moriarty.uk.com



Rob Rae
rob.rae@avisonyoung.com

ONLINE
www.summitpark.co.uk

TELEPHONE
0870 240 2604

SAT NAV
NG17 4PA

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