



SAT NAV: **NG17 6AF**

Design and build
opportunities up to

208,000 sq ft
(19,319 sq m)

For Sale / To Let



FULWOOD PARK

Fulwood Park provides the opportunity to acquire a bespoke facility in an established commercial location with excellent transport links

Location

The site forms part of the established Fulwood Industrial Estate which is situated adjacent to the A38 (Alfreton Road) approximately 1.25 miles north east of Junction 28 of the M1 motorway.

The area is well served by public transport and only minutes from Sutton Parkway Railway Station part of the Robin Hood Line providing rail services between Worksop and Nottingham.

Nearby Occupiers Include: Mertrux, Synseal, Door-Stop, Welcome Foods, Meridian.

Drive times

	Distance	Approx. Travel Time
Nottingham	15 miles	25 minutes
Derby	18 miles	25 minutes
Sheffield	27 miles	40 minutes
East Midlands Airport	25 miles	30 minutes
Mansfield	6 miles	15 minutes
Chesterfield	11 miles	20 minutes

Services

The following services are available to the site.
For further information contact agents.



Description

The final phase of Fulwood Park comprises some 5.7ha/14.1 acres and presents an opportunity to provide a range of 'design-and-build' B1/B2/B8 units up to a maximum of 19,319 sq m/208,000 sq ft. The developed unit(s) will be constructed to a high quality specification to suit the specific requirements of the occupier. Unrestricted 24/7 operating hours are available.

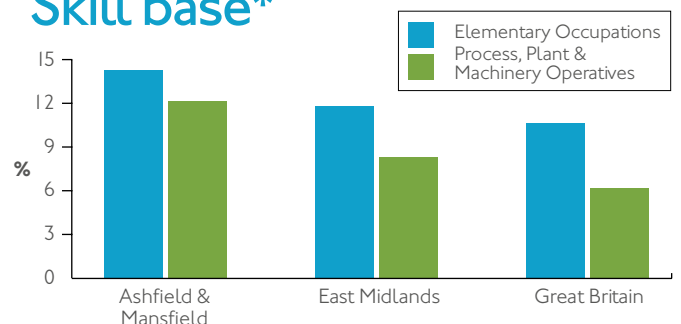
Workforce*

Accessible workforce aged 16-64 years

145,000



Skill base*



Average rates of pay*

Ashfield & Mansfield - £395 p/w

East Midlands - £477 p/w

Great Britain - £520 p/w

*Information courtesy of Invest in Ashfield- Mansfield
(The area for Growth in the East Midlands 13th October 2014)

www.fulwoodpark.com

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Planning

The site has detailed planning consent for industrial development.

Further details and a Planning Status Statement prepared by appointed planning consultants are available upon request.



Illustrative masterplan

The masterplan demonstrates how a single warehouse or industrial unit of c. **208,000 sq ft/19,319 sq m** can be accommodated on a secure self-contained site.



The building specification may include:

- Eaves height of 12.5m.
- Floor loading 50 KN per sq m.
- 22 dock level and 2 ground level access doors.
- 50m service yard.
- Additional yard for trailer parking.
- Offices with comfort cooling, raised floors, suspended ceilings etc.
- Generous car parking.
- Gatehouse facility.

Directions

Leave the M1 at Junction 28 and travel approximately 1 mile northwest on the A38 (Alfreton Road) towards Mansfield. Turn left onto Common Road (B6027) and then first left onto Export Drive.



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Tenure

The premises are available on a freehold or leasehold basis.

Price/Rent

Upon application to the joint agents.

Contact

InnesEngland

0115 924 3243

www.innes-england.com

Craig Straw

E: cstraw@innes-england.com
T: 07967 680964

Scott Osborne

E: sosborne@innes-england.com
T: 07894 587809

Stephen Salloway

E: ssalloway@salloway.com
T: 07974 754221

Chris Keogh

E: ckeogh@salloway.com
T: 07950 157824



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