

A development by



Design & Build For Sale / To Let

Detached High Quality Distribution/Warehouse Units

@ccess 26 Business Park, Nottinghamshire NG16 4HY

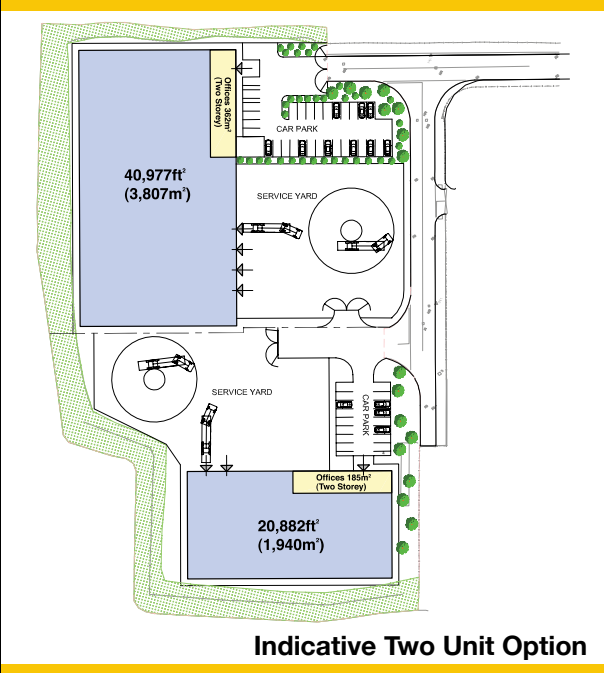
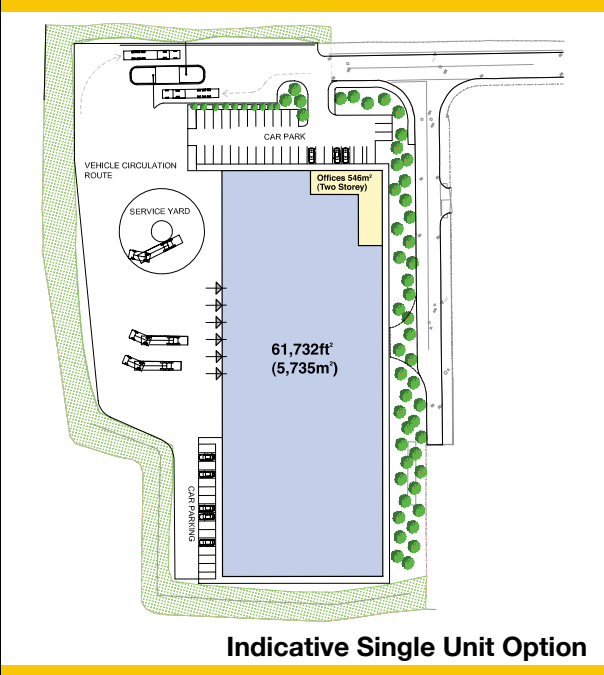
- Final 4 acre plot on successful Business Park
- Other occupiers include Warbutons, 3663, CCF and Lidl
- Dual carriageway access to M1 J26 (5 miles)
- Opportunities available from c10,000ft² to c65,000ft²

Like to know more? Call...

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Location
@ccess 26 Business Park is located adjacent to the A610 dual carriageway which provides rapid direct access to junction 26 of the M1 Motorway (approx 5 miles to the south east). As such the development is well placed to serve the conurbations of both Nottingham and Derby, (approx 20 minute drive time) whilst east/west access is provided by links to A38 and A50.

The site also benefits from strong public transport links, including local bus services as well as the Langley Mill East Midlands Mainline Railway Station which is within 6 minutes walk.

The site is also within walking distance of the town centre, which provides a range of amenities including a recently opened Asda superstore.

The Development
This is the last development plot available on the Business Park with other occupiers already attracted to this strategic Business Park, including Warburtons, CCF (part of the Travis Perkins Group) and Logistics Operator 3663.

The Accommodation
Units are available on a design and build basis to suit occupier's bespoke requirement and can accommodate occupier's with the requirements from c10,000ft² (929m²) to c65,000ft² (6,038m²) (see indicative layout plans).

Terms
The units are available on a freehold or leasehold basis. For more detailed information, please contact the sole agents.

The Planning
The site benefits from outline planning consent for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

Gross Internal Area	Single Unit Option		Two Unit Option – Unit 1		Two Unit Option – Unit 2	
Warehouse	55,854ft²	5,189m²	37,081ft²	3,445m²	18,890ft²	1,755m²
Two Storey Offices	5,878ft²	546m²	3,896ft²	362m²	1,992ft²	185m²
Total	61,732ft²	5,735m²	40,977ft²	3,807m²	20,882ft²	1,940m²

(These measurements are given for information purposes only and prospective purchasers are advised to undertake their own measurements of the property prior to contract.)



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