

**COMPLETION
SUMMER 2018**



NICKEL

**J28 M1, SOUTH NORMANTON
DE55 2DT, ENGLAND**

To Let

Brand New Distribution / Warehouse Facility

261,000 sq ft approx.

(24,247 sq m)

Nickel 28 will be a brand new 261,000 sq ft approx (24,247 sq m) distribution / warehouse facility in the heart of the strategically located South Normanton Industrial Area, less than 1 mile from Junction 28 of the M1.

Nickel 28 will provide approximately 248,600 sq ft (23,095 sq m) of high bay, state of the art warehouse accommodation together with 12,400 sq ft GIA (1,152 sq m GIA) of dedicated office accommodation and parking for approximately 181 cars on a fully secure site with gatehouse entrance.

For illustration purposes only



www.nickel28.co.uk



For illustration purposes only

To Let
**Brand New Distribution/
 Warehouse Facility**
261,000 sq ft approx.

Specification

- Steel portal frame construction
- 15m haunch height
- 70 kN/m² FM2 floor
- 24 dock level doors (4 oversized)
- 4 level access doors
- 50m yard
- First and second floor office / ancillary accommodation
- 181 car parking spaces (approx.)
- Fully secure site with gatehouse entrance
- 47 trailer parking spaces (approx.)
- On-site HGV stacking capacity
- Potential for Solar PV roof
- Incoming power capacity of 1 MVA

More information can be obtained from:

www.nickel28.co.uk

Accommodation

	Sq M GIA	Sq Ft GIA
Warehouse	23,095	248,600
First Floor Office	576	6,200
Second Floor Office	576	6,200
TOTAL (GIA)	24,247	261,000

Additional accommodation is located above the offices which is suitable for a variety of uses, including: call centre; sales area; training rooms; document storage etc.

Parking

Approx. Car Parking Spaces	181
-----------------------------------	------------

BREEAM

The property will be assessed on completion for Breeam rating - **anticipated Very Good**

EPC

The property will be assessed on completion for EPC rating - **anticipated A**

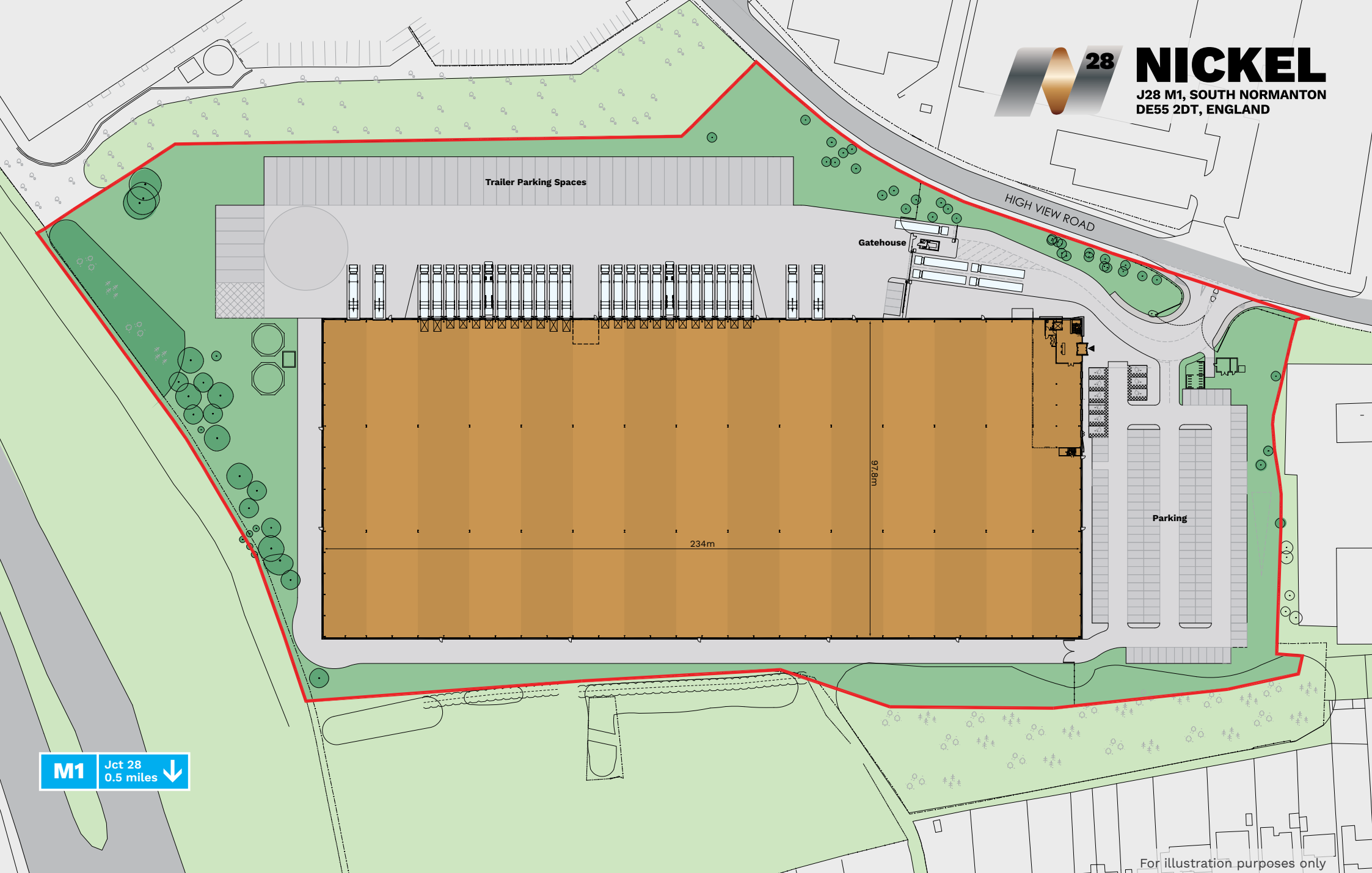
Terms

The premises will be available To Let by way of a new institutional full repairing and insuring lease. Rental terms upon application.



NICKEL

J28 M1, SOUTH NORMANTON
DE55 2DT, ENGLAND



M1

Jct 28
0.5 miles



For illustration purposes only

www.nickel28.co.uk

Sat Nav: High View Road, South Normanton
DE55 2DT, England



Prime Location

Nickel 28 is strategically located on High View Road in the heart of the popular South Normanton Industrial Area, less than 1 mile from Junction 28 of the M1 via the A38.

The area has attracted key occupiers including XPO Logistics, Alloga, Alliance and Diversity. The property is highly accessible with easy connection between the Midlands Engine / Northern Powerhouse regions.

www.nickel28.co.uk

Drive Times

Destination	Distance		Time
Nottingham	15 miles	24 km	30 mins
Derby	16 miles	26 km	25 mins
East Midlands Airport	24 miles	39 km	30 mins
Sheffield	30 miles	48 km	35 mins
Robin Hood Airport	40 miles	64 km	45 mins
Birmingham	60 miles	97 km	60 mins
Leeds	59 miles	95 km	75 mins
Immingham Port	80 miles	129 km	80 mins
M25 London Orbital	116 miles	187 km	120 mins



www.nickel28.co.uk

A development by

RICHARDSON



Sean Bremner

sean@cpppartners.co.uk
0115 896 6611

Toby Vernon

toby@cpppartners.co.uk
0114 273 8857



Charles Spicer

caspicer@savills.com
0121 634 8407

Ranjit Gill

rsgill@savills.com
0121 634 8402

MISREPRESENTATION ACT. These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Commercial Property Partners or Savills, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. All sizes and areas are approximate and for illustrative purposes only.

Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. June 2018.