

TRENT GATEWAY

Nottingham

- > 16 new industrial/warehouse units
- > 2,577 - 49,811 sq ft
- > Available Q4 2019

For sale/
To let

Chancerygate  | **Hines**

www.trentgateway.co.uk

TRENT GATEWAY

Trent Gateway is located within Beeston Business Park, a 40 acre site providing a mix of industrial and office accommodation

Easily accessible from Junction 25 of the M1

Business park environment overlooking the Attenborough Nature Reserve

Immediately adjacent to Beeston Railway Station and a short walk to Beeston Town Centre and the tram

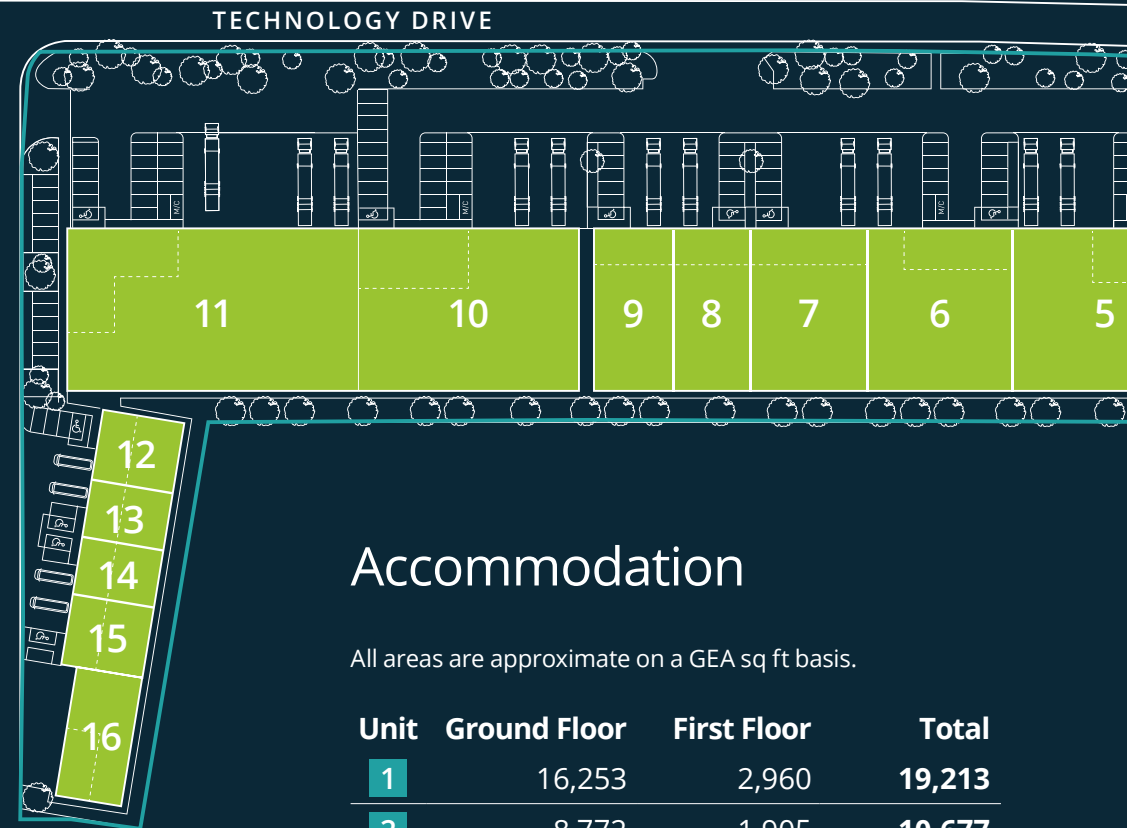
East Midlands International Airport is 12 miles south of the Business Park and easily accessible from the M1

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting an EPC certificate rating of B
- Secure cycle parking



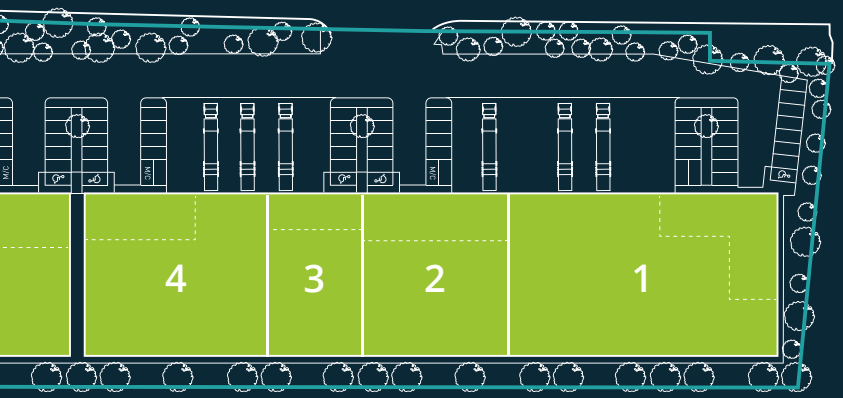
Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1	16,253	2,960	19,213
2	8,772	1,905	10,677
3	5,716	1,259	6,975
4	11,049	1,897	12,946
5	11,068	2,065	13,133
6	8,772	1,625	10,397
7	7,028	1,550	8,578
8	4,703	1,034	5,737
9	4,812	1,065	5,877



Train station



Unit	Ground Floor	First Floor	Total
10	13,250	2,411	15,661
11	17,610	2,949	20,559
12	2,244	962	3,206
13	1,804	773	2,577
14	1,804	773	2,577
15	2,201	953	3,154
16	3,398	917	4,315
TOTAL			145,582

Units 1-11

5,737 up to 49,811 sq ft (units 1-4 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

The virtual Freehold of the units are available for sale. Leasehold options will be considered subject to covenant strength.



Computer generated image of units 1-11

TRENT GATEWAY



Previous Chancerygate development



Units 12-16

2,577 up to 15,829 sq ft (units 12-16 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

The virtual Freehold of the units are available for sale. Leasehold options will be considered subject to covenant strength.



Computer generated image of units 12-16

TRENT GATEWAY



Previous Chancerygate development



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Travel Distances

Road

Beeston Town Centre	1 mile
Nottingham City Centre	4.5 miles
M1 J25	5.5 miles
Derby City Centre	13.2 miles

Rail/bus:

Beeston Railway Station	0.2 miles
Beeston Bus Station	1 mile

Airport:

East Midlands	12 miles
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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. March 2019.

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www.trentgateway.co.uk