



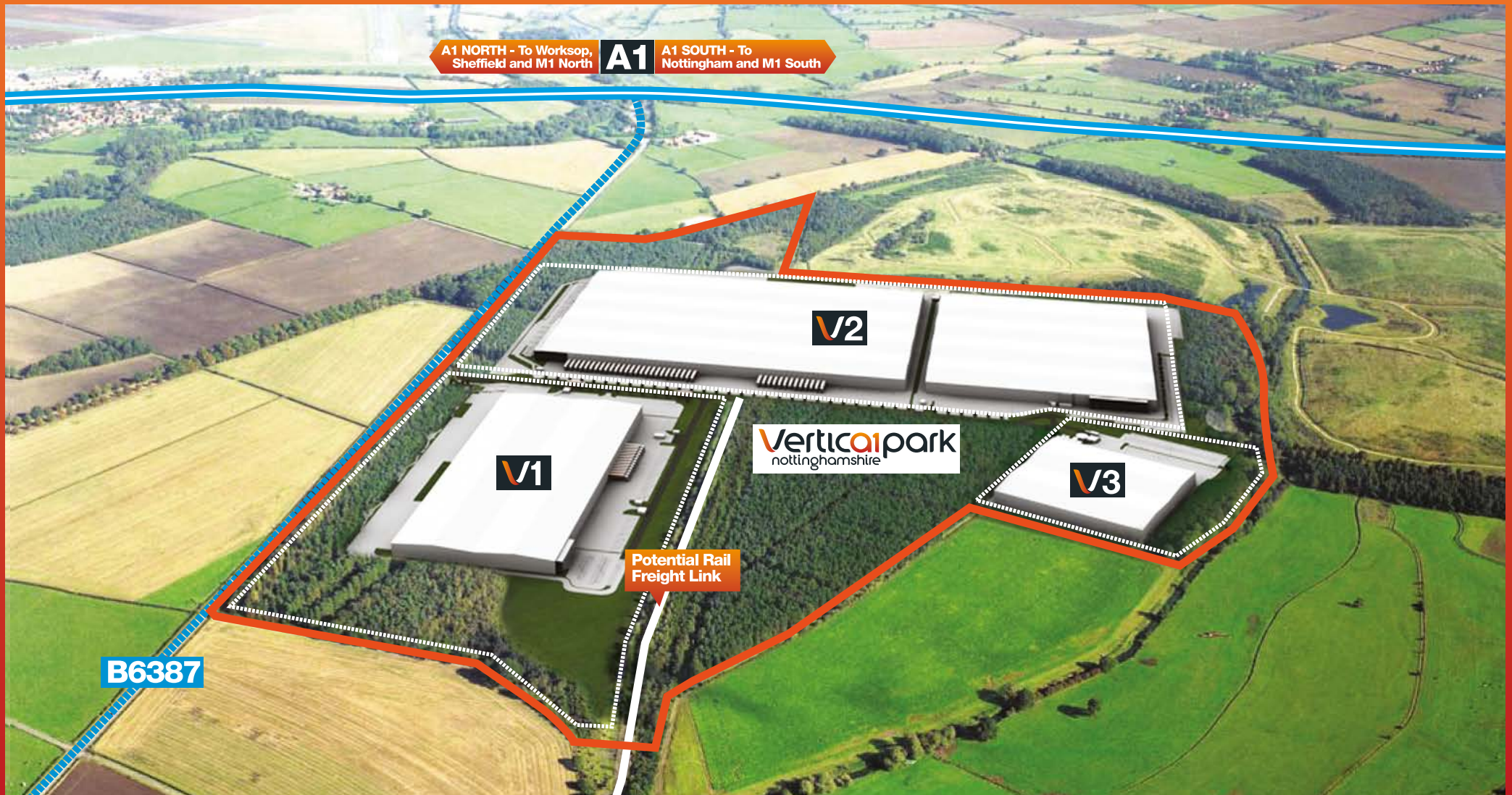
unlimited possibilities for occupiers

Verticalpark nottinghamshire



200 acre site with planning consent for **2.7 million sq ft** of floor space and up to **30 metre** eaves height. Vertical Park has the space, the location and the flexibility to deliver.

Introducing the UK's biggest design to suit opportunity



Verticalpark

nottinghamshire

200 acre distribution park
with planning consent for
2,700,000 sq ft of warehousing

Single building capability
of up to 2,000,000 sq ft

30 metre eaves height



200 Acres - 2,700,000 sq ft (250,850 m²)

Serviced self contained plots of 12.5 - 77 acres are available
30 metre eaves height

IMAGES FOR ILLUSTRATION PURPOSES ONLY



V1

up to

556,675 sq ft
51,630 m² 30 acres

V1A

292,000 sq ft
(27,130 m²)

V1B

263,675 sq ft
(24,500 m²)

V2

up to

2,000,000 sq ft
185,800 m² 77 acres

V2A

1,245,000 sq ft
(115,665 m²)

V2B

720,000 sq ft
(66,890 m²)

V3

up to

215,000 sq ft
20,000 m² 12.5 acres

V3

215,000 sq ft
(20,000 m²)

Verticalpark

nottinghamshire

The Opportunity

Vertical Park is an extensive site with detailed planning permission for the construction of over 2.7 million sq ft of floor space.

Vertical Park falls into 3 distinct areas, some of which can be combined to enable a single building of up to 2 million sq ft. With its excellent road connectivity, accessible labour force and potential rail link, Vertical Park offers a very flexible and dynamic location for occupiers.

About the Developer

Established over 20 years ago Gladman is now one of the country's leading commercial developers of industrial/distribution premises and office business parks.

Gladman's product range has been continually developed in consultation with occupiers to provide what they now believe is the best balance between design, occupancy costs and flexibility. Gladman are experts in the regeneration of brownfield sites and have worked in partnership with numerous local authorities and inward investment agencies, regenerating hundreds of acres into modern distribution and business parks.

Delivery

Gladman's innovative approach and skilled in-house team allow them to focus on the rapid delivery of built to suit facilities. The experience gained from over 10 million sq ft of development helps shorten the design process whilst incorporating the occupier's particular needs.

For further information and updates visit.

www.verticalpark.co.uk

Location

Vertical Park is situated 1 minute to the south west of the junction of the B6387 with the **A1 Trunk Road** and is therefore in a highly accessible location. Nearby the centre of Worksop is about 8 miles to the north west of Vertical Park and Newark about 15 miles to the south.

Vertical Park is well screened by existing landscaping, offering a discreet location for occupiers.

Connectivity to the east coast ports is good, and the A1 offers an excellent transport link to other parts of the country.

Further Information

PLANNING

B8 consent 24/7 operations. Whilst the detailed planning consent is for warehousing, alternative uses may well be suited to the site subject to obtaining the necessary consents.

SERVICES

Mains gas, electric, water and drainage are connected or available to the site.

Drive Times

Cities

Nottingham	23.5 miles	0 Hr 45 mins
Sheffield	35.5 miles	0 Hr 49 mins
Leeds	54.5 miles	1 Hr 14 mins
Birmingham	76.9 miles	1 Hr 45 mins
Manchester	74.8 miles	1 Hr 46 mins
Liverpool	112 miles	2 Hr 21 mins
London	152 miles	3 Hr 22 mins

Airports

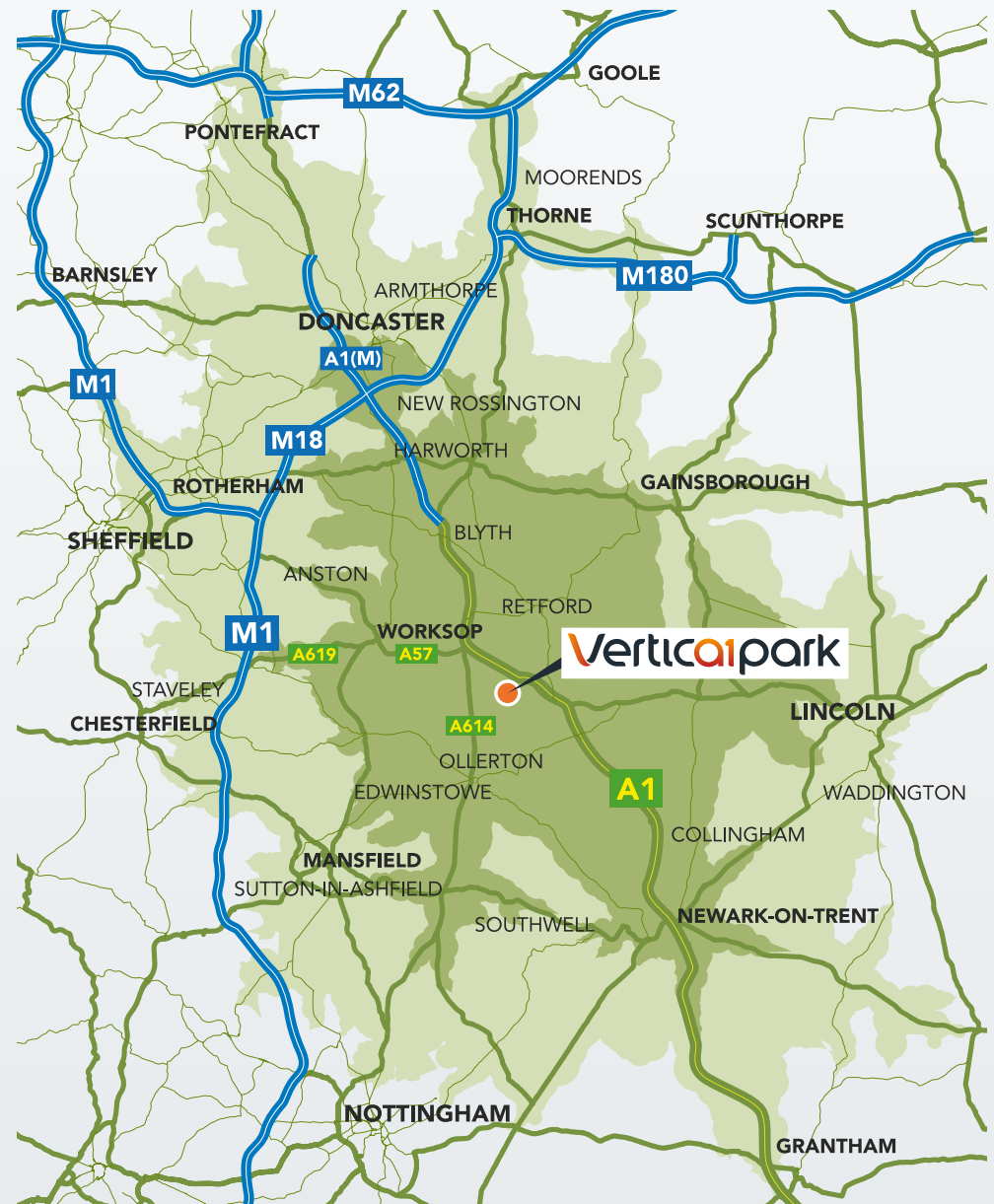
Doncaster Robin Hood Airport	21 miles	0 Hr 42 mins
East Midlands Airport	39.8 miles	1 Hr 08 mins
Birmingham Airport	74.3 miles	1 Hr 44 mins
Manchester Airport	79.9 miles	1 Hr 50 mins

Ports

Immingham Port	68.5 miles	1 Hr 31 mins
Teesport	104 miles	2 Hr 06 mins
Felixstowe	164.6 miles	3 Hr 11 mins

Catchment Demographic

- 30 Mins Drive** Population: 312,749
- 45 Mins Drive** Population: 1,604,385



2.7M SQ FT 200 ACRES

Vertical Park has full planning permission for 2.7 million sq ft of floor space with a single building capability of 2 million sq ft.

Serviced self contained plots of 12.5 - 77 acres are available.



WELL CONNECTED NORTH & SOUTH

Located on the A1, which runs vertically the length of the UK, connecting London and Edinburgh, Vertical Park offers excellent road links for distribution and logistics.

30 METRE EAVES HEIGHT

The planning consent provides for an eaves height up to 30m suitable for dark space storage and distribution operators.

RAIL FREIGHT LINK

The site was previously served by a dedicated rail facility and has the potential for reconnection at W6 Gauge or to be upgraded to W8 Gauge.

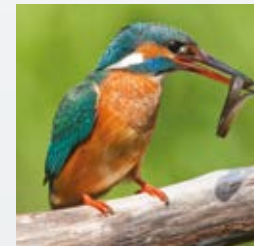
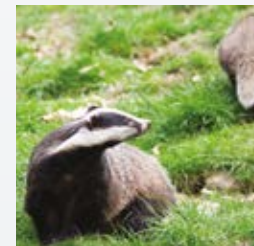


ENVIRONMENT

The development includes up to 80 acres of new and enhanced habitats for nature and wildlife including designated areas of Sites of Importance for Nature Conservation (SINC) which through continual improvement will help realise these areas' full biodiversity potential.

Through the planting of deciduous and native broadleaf trees, the management of existing varieties, (some of which are covered by tree preservation orders) and the creation of new wet and dry land habitats, the site will support a number of amphibians including great crested newts as well as water voles, ground nesting birds, bats and badgers.

The reintroduction of bridleways around the site will open the area up to occupiers of the development and the general public.





Verticalpark B6387, Bevercotes Nottinghamshire, DN22 8DQ

For further information

Simon Lloyd
simon.f.lloyd@cushwake.com

Gemma Constantinou
gemma.constantinou@cushwake.com

Steve Williams
sawilliams@lsh.co.uk

Sean Bremner
sbremner@lsh.co.uk

Rob Whatmuff
rwhatmuff@lsh.co.uk



A development by

Andy Hartwright
a.hartwright@gladman.co.uk



Cushman & Wakefield and Lambert Smith Hampton for themselves and for vendors or lessors of this property whose agents they are to give notice that, (1) The particulars are set out as a general outline only for the guidance of the intending purchasers or lesser and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, or references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of facts but satisfy themselves by inspection or otherwise as to the correctness of them. (3) No person in the employment of Cushman & Wakefield and Lambert Smith Hampton or any joint agents has any authority to give any representative or warranty whatever the relation to this property. All rentals and prices are quoted exclusive of VAT. September 2015.



www.verticalpark.co.uk