

A highly prominent 2.5 acre site fronting the A38(T) at J28, M1

Suited to a variety of uses (STP) - Buildings from 5,000ft² to 50,000ft².

To Let or For Sale



Development Overview

The Village is a carefully master planned, phased development located at J28 of the M1 in South Normanton, Derbyshire.

Phase 3 offers the following to potential occupiers:

- 2.5 acre development plot
- Direct frontage onto A38
- Suitable for a range of uses - Office, Hybrid, Healthcare, Showroom, Hotel & Leisure (STP)
- Buildings designed and built to occupiers required specification.
- Secure site with 24hr manned gatehouse & site wide CCTV cover
- Fully managed estate with a service charge levied to cover the cost of up keep.





Drive Distances

Location (miles)	Distance
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Alfreton	3
Mansfield	6
Chesterfield	14
Nottingham	15
Derby	17
Sheffield	30
Birmingham	60

Location

The Village is located within the East Midlands on the edge of Nottinghamshire, Derbyshire and South Yorkshire.

Junction 28 of the M1 is 2 minutes away via the A38 which provides unrivaled connectivity to both the local and national road network.

1.65 million people live within a 30 mile drive of the scheme with a work force of over 750,000.



A building to suit your needs

Sladen Estates are highly experienced across all sectors of commercial development. We are able to work with you, the occupier to develop a specification that will fulfil the requirements of your business to create an attractive and comfortable working environment.

Having developed over 3 million sq. ft. in space since our inception, we have the experience required to deliver. Our attention to detail is apparent in the quality of the design and building we provide. Where possible we will incorporate traditional materials such as stone, cedar cladding, hardwood finishes and ceramic tiling from sustainable sources to create a stylish and contemporary workspace.

A typical base specification will include:

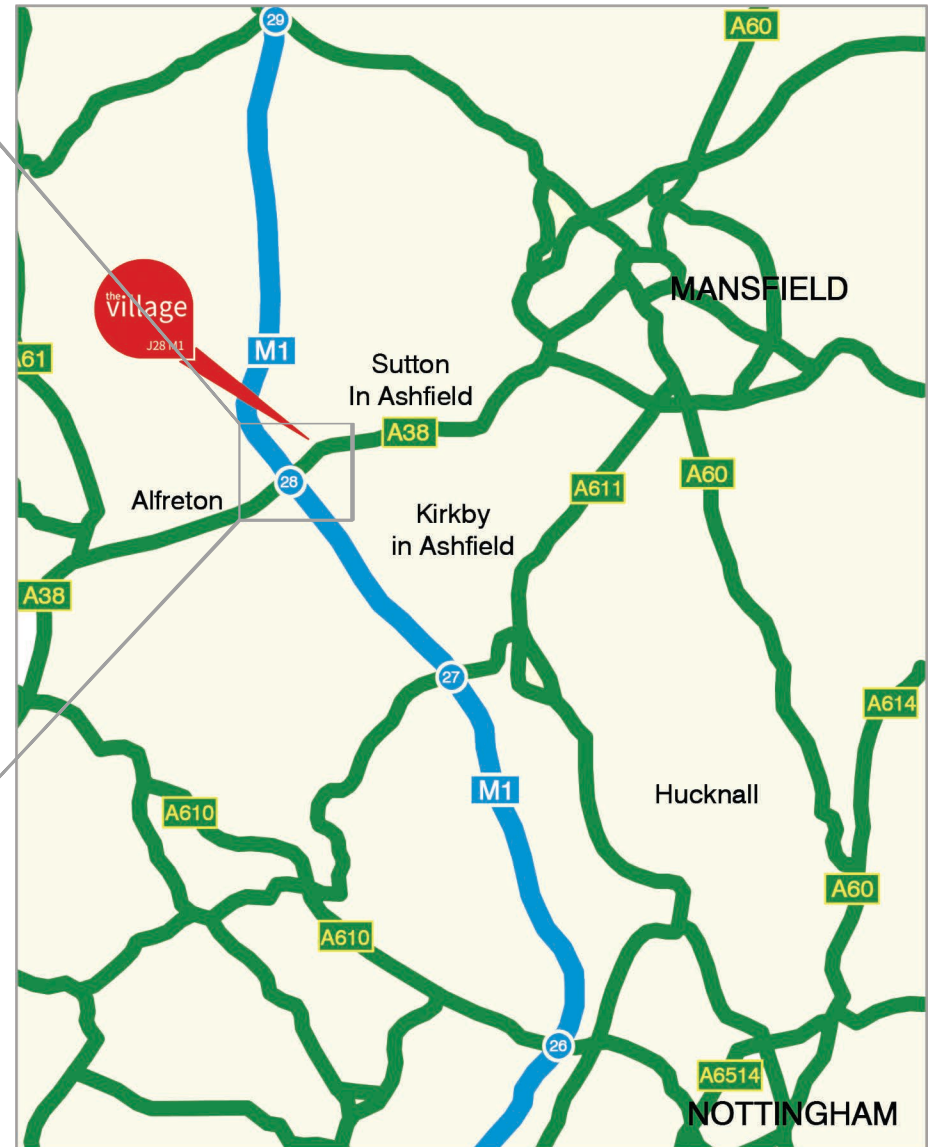
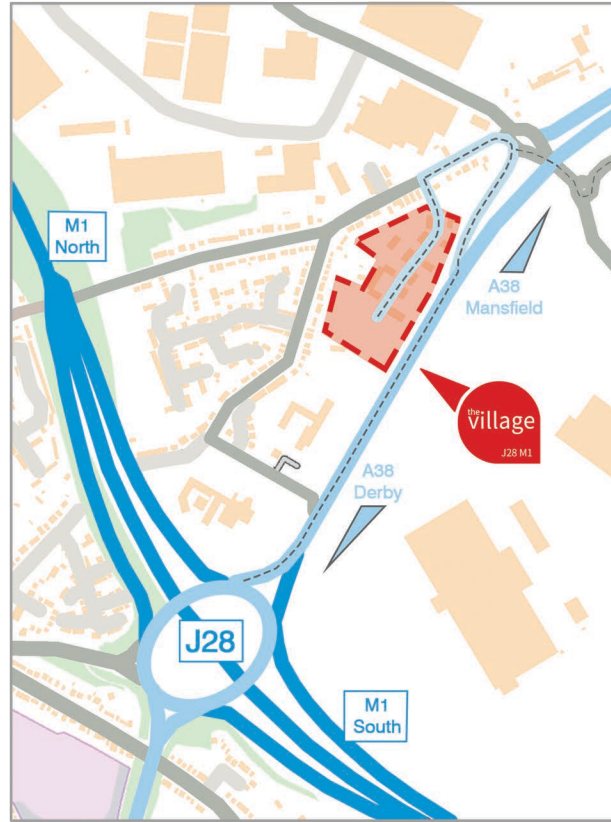
- Fully fitted offices
- Full height glazed entrance atria
- Ceramic tiling to entrance & toilets
- Dedicated car parking
- VRV air conditioning/heating
- Fully fitted kitchenettes
- Raised access floors
- Contemporary architecture



Terms

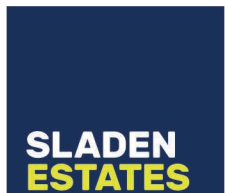
Units are available on a design and build basis with each building designed to meet individual occupiers requirements.

Consideration will be given to both freehold and leasehold terms.



For further information please contact:

A development by:



01773 515 430

Matt Sladen

matt.sladen@sladenestates.co.uk

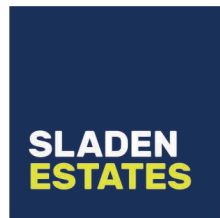


John Proctor

johnp@fhp.co.uk

Chris Proctor

Chris@fhp.co.uk



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SECURITIES**

The Village, Maisies Way, South Normanton, Alferton, Derbyshire, DE55 2DS
www.sladenestates.co.uk

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