

# TEAL PARK

EMPLOYMENT

COLWICK LOOP ROAD | NETHERFIELD | NOTTINGHAM | NG14 5HN



**FOR SALE / TO LET**

**NEW WAREHOUSE / INDUSTRIAL UNITS**

**from 9,000 to 70,000 sq ft**

A joint development by:



## WAREHOUSE / INDUSTRIAL UNITS from 9,000 to 70,000 sq ft

Please contact agents to discuss individual requirements further.

### THE SCHEME

The current approved master plan for Teal Employment Park shows seven units which total 140,950 sq ft set within a site of 11.4 acres and provides seven individual units ranging in size from 9,000 to 30,000 sq ft.

This master plan is currently flexible and interest is invited in the size range 9,000 to 70,000 sq ft with units capable of being delivered within a 12 to 15 month period.

### SPECIFICATION

The Developer's standard specification includes:

- Steel portal framed construction
- Clad and glazed elevations
- 10% roof lights
- Onsite car parking and concrete surfaced loading yards
- 5% office content

The size of the units and the specification can be tailored to meet individual occupiers' exact requirements.

### LOCATION

Teal Employment Park is accessed from the A612 Colwick Loop Road, 5 miles east of Central Nottingham.

The site is provided with a wealth of complementary facilities including the adjacent Victoria Retail Park and the new trade and retail park elements of Teal Park which are also currently being developed.

The M1 Junctions 24 / 25 are both approximately 10 miles to the west with the A1 being 18 miles to the north east of the site.

### PLANNING

The site has planning consent for B1 / B2 / B8 use, i.e. light industrial, industrial and warehouse uses.

### VAT

VAT will be applicable at standard rate.

### EPC

The EPC will be confirmed with the Developer's aspiring to achieve an A rating.





INDUSTRIAL UNITS- INDICATIVE CGI



TEAL PARK - FULL SCHEME MASTERPLAN



TRADE COUNTERS - INDICATIVE CGI

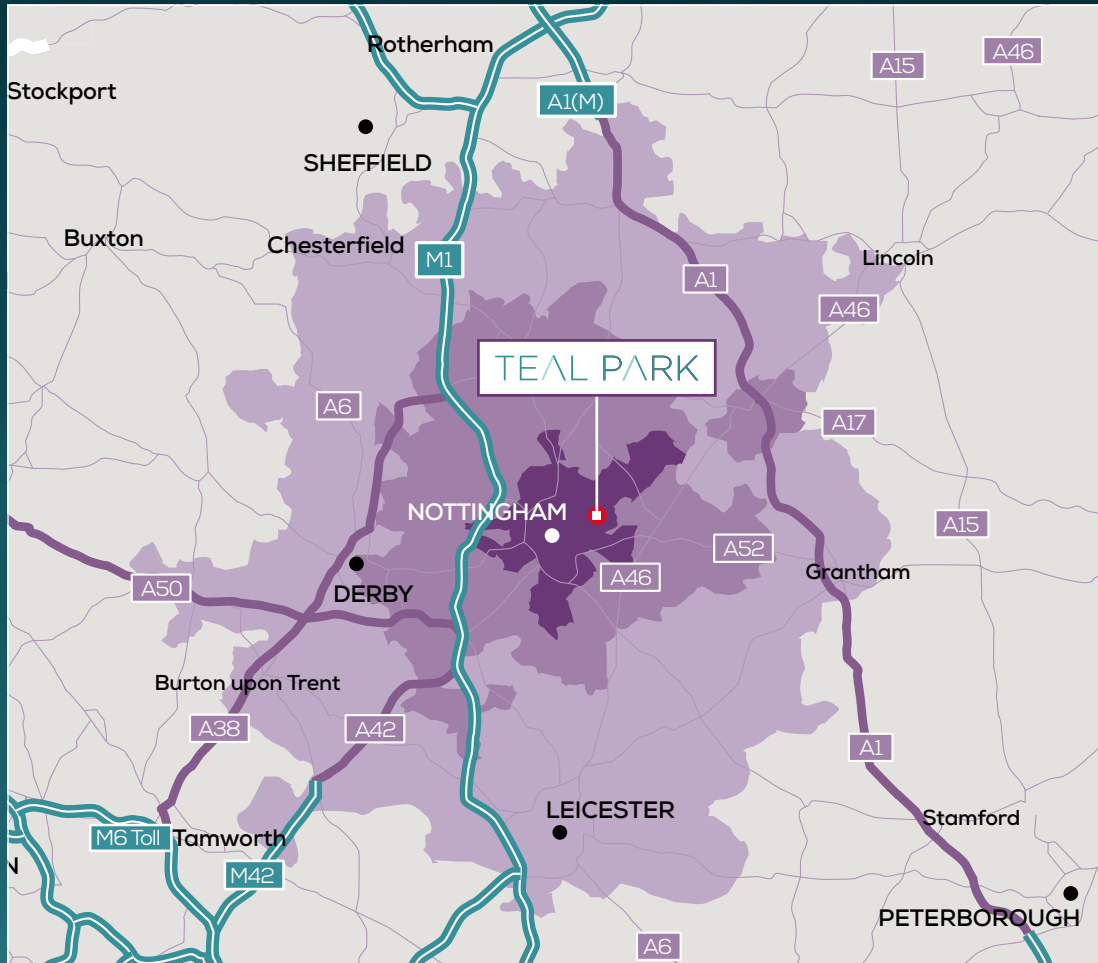
# TEAL PARK EMPLOYMENT MASTERPLAN



OTHER UNIT SIZES/SPLITS  
ARE AVAILABLE - PLEASE CONTACT  
THE AGENTS TO DISCUSS INDIVIDUAL  
SIZE REQUIREMENTS



## DEMOGRAPHICS



## DRIVE TO WORK TIMES

0 - 15 mins

15 - 30 mins

30 - 45 mins



**331,000**  
**PEOPLE**  
LIVING IN  
NOTTINGHAM

(ONS mid year population estimates - 2018)



**67.7%**  
IN NOTTINGHAM ARE  
OF WORKING AGE

(Nottingham Insight)



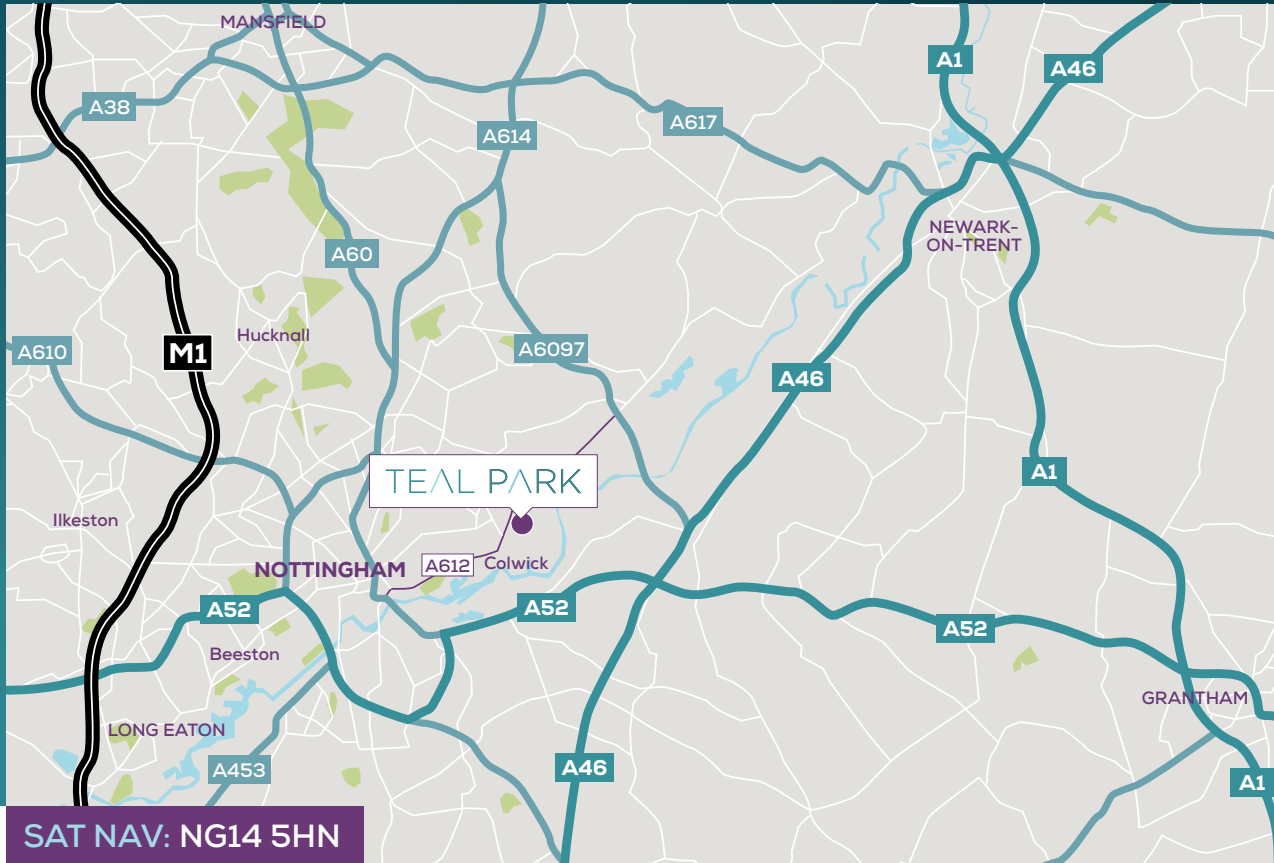
**750,000**  
**PEOPLE**  
WITHIN A SHORT DRIVE  
OF NOTTINGHAM

(ONS mid year population estimates - 2018)

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## EMPLOYMENT

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SAT NAV: NG14 5HN



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