



AVAILABLE NOW

PANATTONI PARK **550**
NOTTINGHAM

A610 | EASTWOOD | NOTTINGHAM

CROSS-DOCKED
WAREHOUSE/DISTRIBUTION UNIT

- M1 J26 - 7 minutes
- 50m yard on both sides
- 15m clear to underside of haunch

551,031 sq ft

www.ppnottingham.com



PANATTONI



NOTTINGHAM 550 - EXTERNAL VIEW

Panattoni Park Nottingham is a 55 acre, three unit, 715,000 sq ft scheme.

Nottingham 550 (551,031 sq ft) is a crossdocked warehouse which is available for immediate occupation. It has direct access to the M1 motorway at junction 26 via the A610 dual carriageway.

FEATURES OF THE UNIT ARE:

- A self contained 24 acre plot
- 15 metres to underside of haunch
- Two loading yards
- 360 degree full perimeter road access
- 173 on site HGV trailer spaces
- Separate car park for 447 cars (including 22 disabled spaces)
- 78 dock doors
- Four level access doors
- 20,000 sq ft two storey main office
- Two hub offices, one overlooking each yard



NOTTINGHAM 550 - EXTERNAL VIEW



Panattoni Park Nottingham is well placed, with direct access to the M1 motorway at junction 26 and the surrounding area, offering excellent access to an experienced workforce.

← M1/J26

A610

ADDITIONAL LAND AVAILABLE
EXTRA CAR PARKING/
HGV PARKING/VMU

LET TO
Hermes

PANATTONI PARK
NOTTINGHAM 89

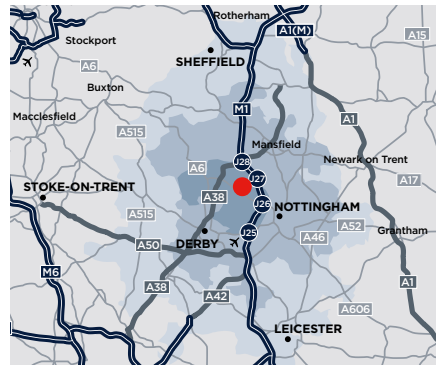
A610

PANATTONI PARK
NOTTINGHAM 550

DEMOGRAPHICS

The A610 (dual carriageway to Eastwood) brings you directly to Nottingham 550 from junction 26 of the M1. Its central UK position makes it an ideal location to serve the Midlands, the North and national markets with nearly 40 million people are accessible within four hours HGV drive time.

With Nottingham and Derby on the doorstep, together with the immediate hinterland of the previous coal mining towns of Nottinghamshire and Derbyshire there is plentiful labour available within the immediate locality.

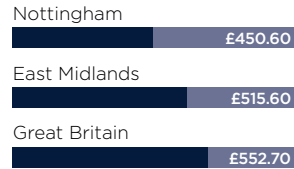


Drive to work time



Source: www.drivetimemaps.co.uk

Gross weekly pay (by residence)

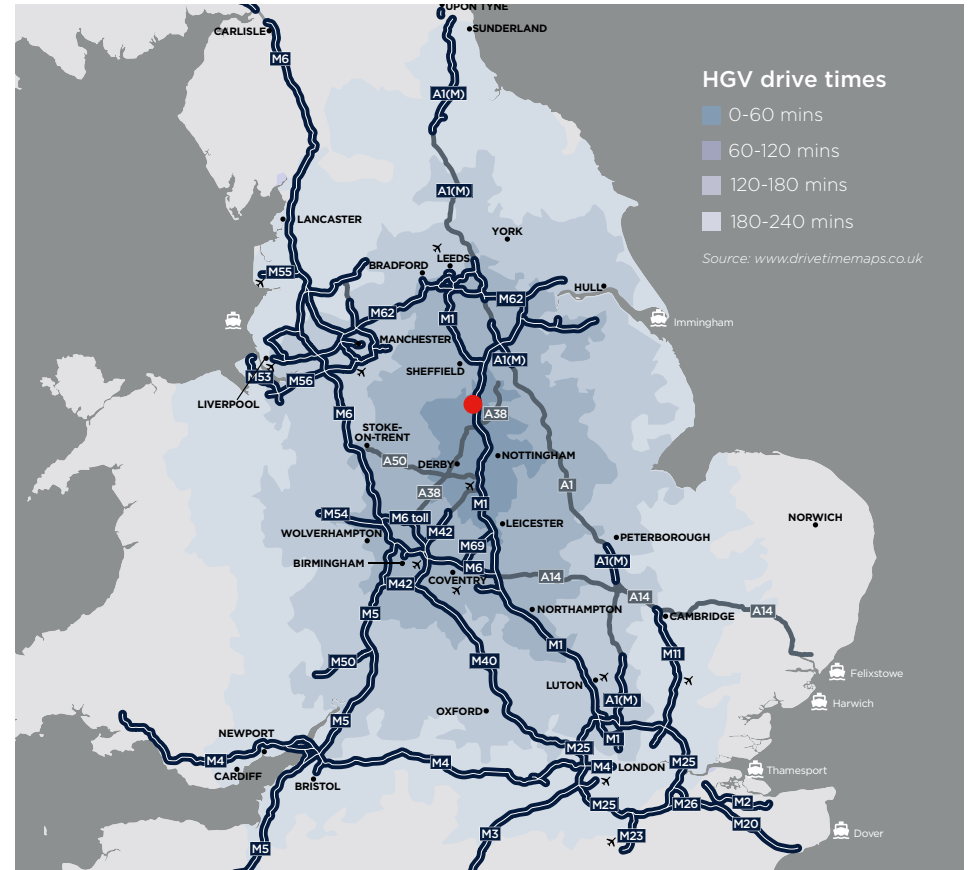


Source: nomisweb

Available labour force

over
300,000
people of working age within a 45 minute drive to work time

Source: nomisweb & www.drivetimemaps.co.uk

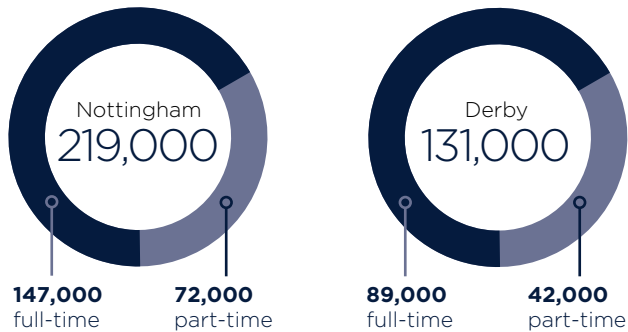


HGV drive times



Source: www.drivetimemaps.co.uk

Employee jobs*



*These are all jobs excluding self-employed/business owners. Source: nomisweb

Logistics workforce

41,000
employed in transport and logistics in the Nottingham area

Sources: www.visit-nottinghamshire.co.uk/invest/sectors/logistics

HGV drive times

CITIES

Drive times	Distance	Journey
Nottingham	9.5 miles	28 mins
Derby	15 miles	34 mins
Leicester, M1 J22	26 miles	46 mins
Sheffield	39 miles	1 hr 5 mins
Birmingham	51 miles	1 hr 26 mins
Manchester	76 miles	2 hrs 35 mins
London, M25	112 miles	3 hrs 10 mins

Source: Freight Journey Planner

PORTS

Drive times	Distance	Journey
Felixstowe	180 miles	5 hrs 7 mins
Southampton	206 miles	6 hrs 7 mins

PANATTONI

Panattoni is the UK development arm of Panattoni Europe, the largest developer of logistics facilities in Europe.

Panattoni Europe has delivered over 40 million sq ft of new build industrial space in the last two years, representing a product value approaching £3 billion. This success has been driven by our unrivalled access to global capital markets and our determination to exceed our clients' expectations.

Panattoni projects are characterised by **innovation, flexibility, speed and convenience.** Not for the sake of simply getting the job done, but to provide our customers with real cost, service and performance advantages.



HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM



GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY



ALL STEELWORK IS PRE-FINISHED WITH A FACTORY APPLIED TWO PART EPOXY COATING



SUPPLY CHAIN EFFICIENCY AND STANDARDISATION ENSURE QUALITY AND ENABLE A RAPID BUILD PROGRAMME

551,031 SQ FT CROSS-DOCKED WAREHOUSE AVAILABLE NOW

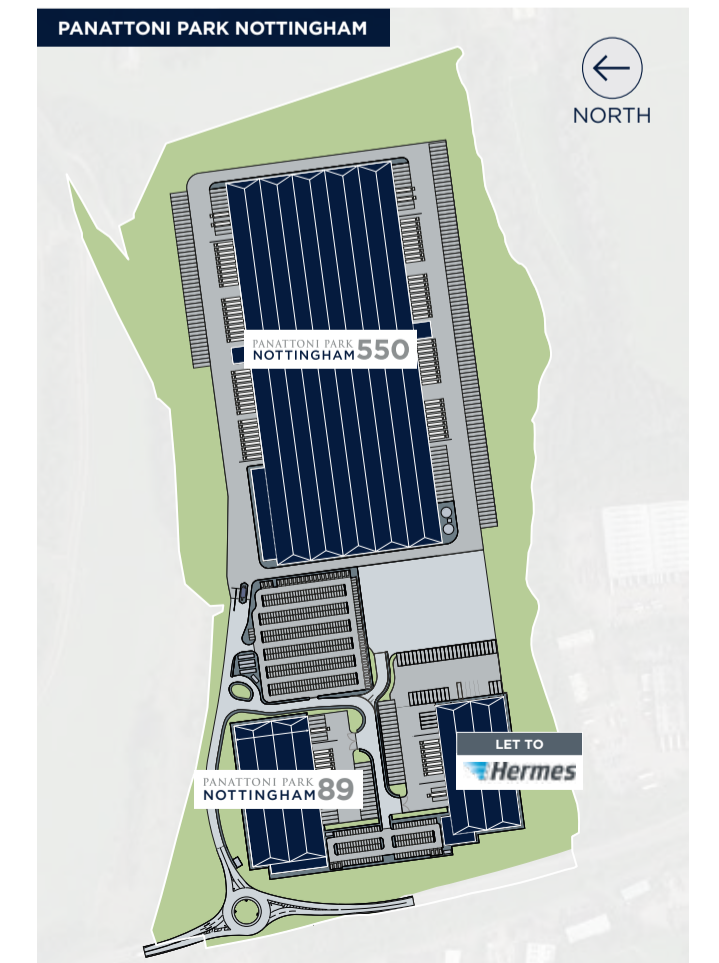
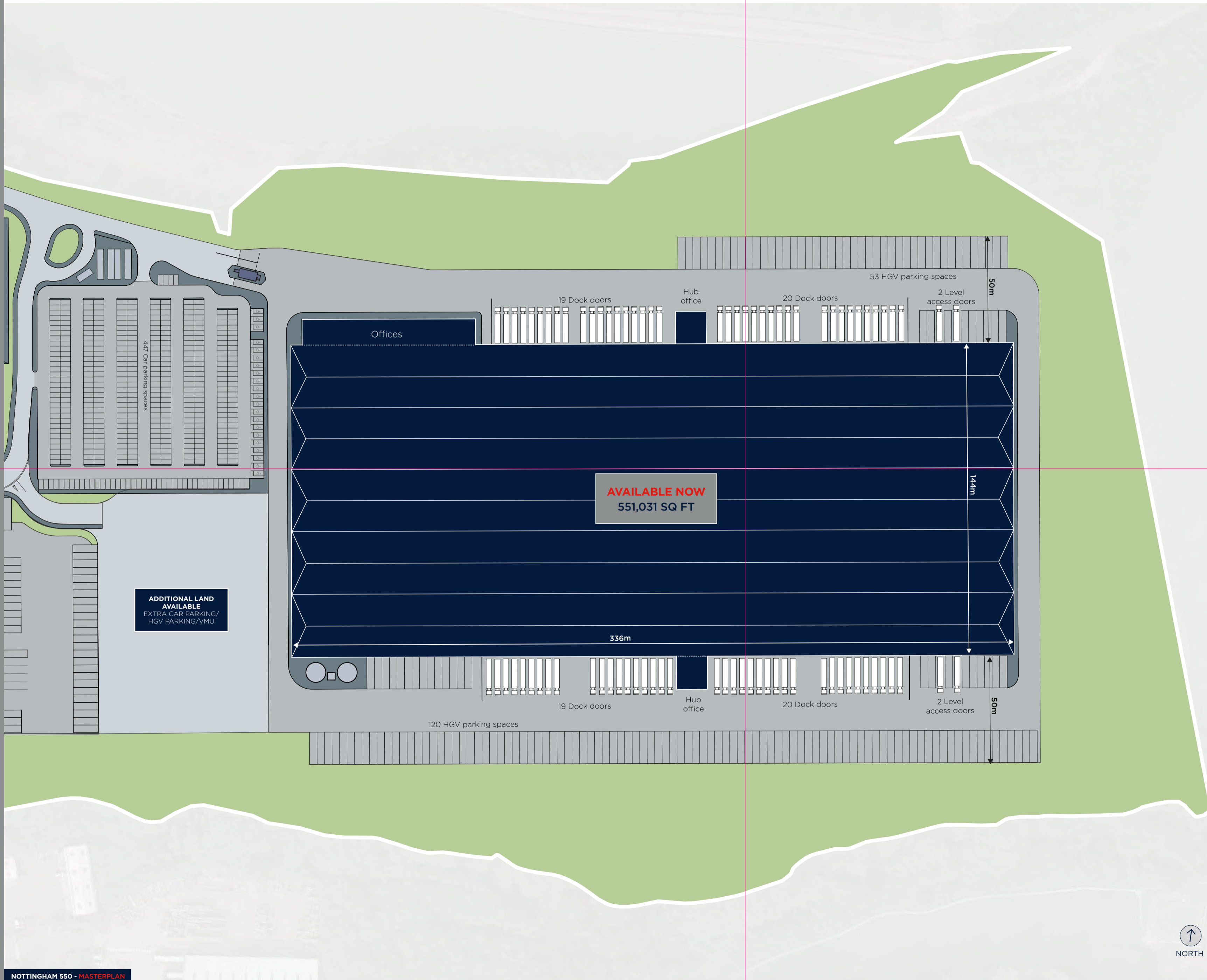
PANATTONI PARK NOTTINGHAM 550

Warehouse	521,260 sq ft	48,426 sq m
Two storey office	20,174 sq ft	1,874 sq m
2 x two storey hub offices	9,327 sq ft	867 sq m
Gatehouse	270 sq ft	25 sq m
TOTAL	551,031 sq ft	51,192 sq m

15m CLEAR INTERNAL HEIGHT	50kN/m² FLOOR LOADING	9 Tonne RACK LEG LOADING	15% ROOF LIGHTS	4 MVA
78 DOCK LEVELLERS	4 LEVEL ACCESS DOORS	173 HGV PARKING SPACES	447 CAR PARKING SPACES	

BREEAM rating of 'Very Good'
EPC rating of 'A'

A 0-25



EASY MOTORWAY NETWORK ACCESS SEVEN MINUTES TO JUNCTION 26 OF THE M1



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