

ESTABLISHED AND  
SUCCESSFUL LOCATION



**Castlewood**  
BUSINESS PARK

M1 JUNCTION 28 / A38

Bespoke industrial & distribution units

**From 15,300 sq ft  
up to 233,250 sq ft**

1,422 sqm to 21,670 sqm

Infrastructure complete | Site ready to go

SAT NAV: **NG17 1JF**

For Sale | To Let





The **co-operative food**

**THE CO-OPERATIVE FOOD**  
480,000 sq ft (Plot 12)

"The Castlewood site is ideal. It is close to the motorway network, and provides the scope we need to develop a major distribution centre."

**IAN SMITH**  
Co-operative Group's regional head of logistics



**MIDLAND AEROSPACE**  
40,000 sq ft (Plot 4B)

"The new factory and offices will provide a unique opportunity to establish a world class manufacturing operation here in the East Midlands."

**EAMON LYONS**  
Managing director Midland Aerospace

**BOMBARDIER**

**BOMBARDIER**  
24,000 sq ft (Plot 4A)

"The new building presents a major opportunity to further develop our manufacturing and engineering capabilities...The state of the art facility is reflective of our business and the prime location will enhance our customer support."

**STEPHEN HUTT**  
General Manager, BTRos



**UDG**  
224,000 sq ft (Plot 13)

"Castlewood provided the ideal solution to our continued business growth, providing a prime site and superbly specified building just off the M1 Motorway."

**Chris Williams**  
Managing director UDG

East Midland Designer Outlet



**MERIDIAN LIGHTWEIGHT TECHNOLOGIES**  
60,000 sq ft (Plot 9A)

"The new facility allows us to expand the machining of large, structural components and support our magnesium casting operation."

**GEOFF STORR**  
Meridian Lightweight Technologies



Ready to go

The infrastructure is complete and we are ready to start work on your new building now. Built to suit, whatever your needs, your building will exceed statutory requirements for energy performance and be built to a superior quality that locks in long-term value.

Power supply

Castlewood is served by a 12.5MVA power supply, more than is available on many existing schemes and suitable for the vast majority of industrial requirements.

**820,000 sq ft already built**

Castlewood Business Park has been planned and located to suit all types and sizes of company. Ideally placed at J28 of the M1, it offers easy access to labour and markets for local, regional and national businesses.

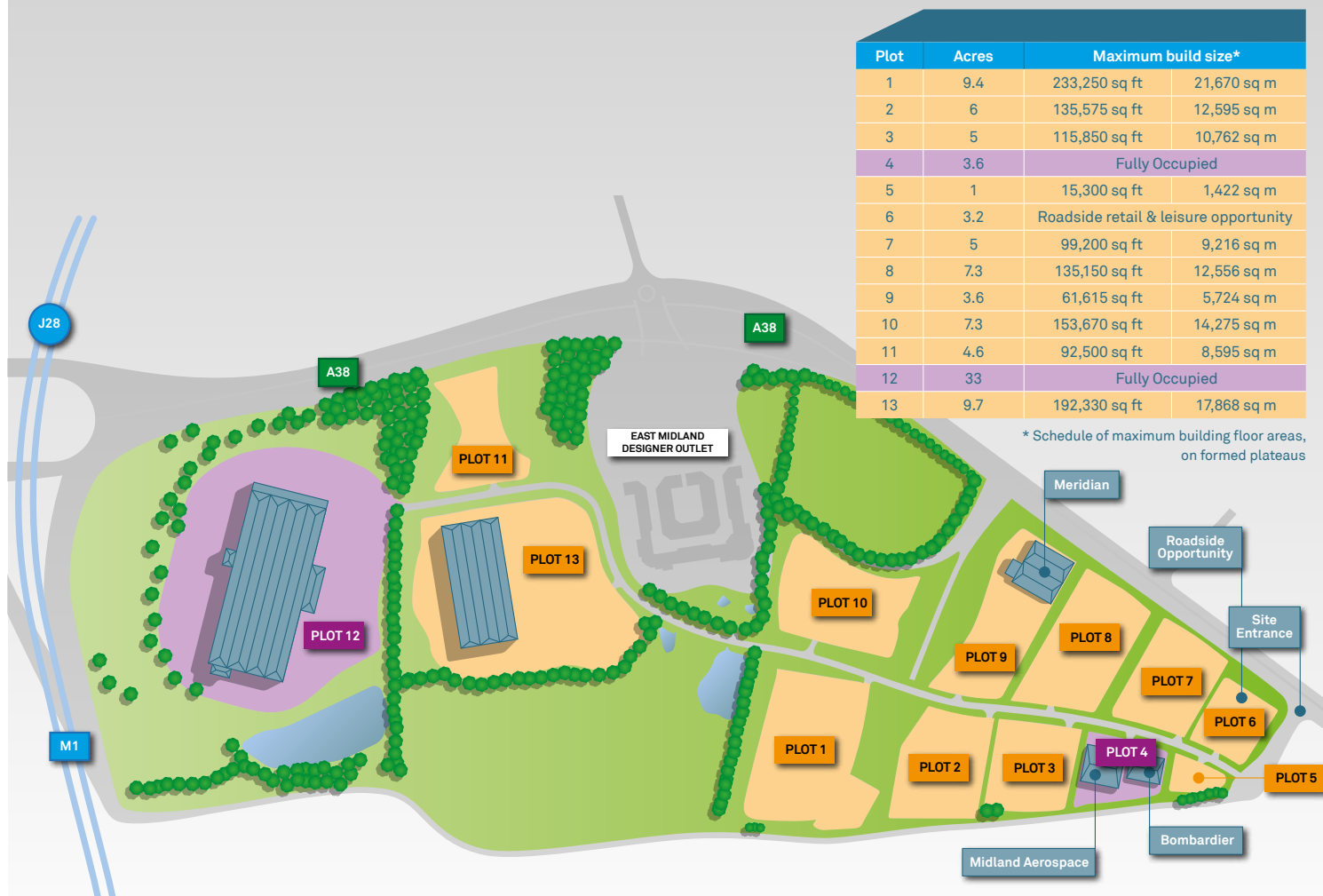


## Castlewood design and build – the benefits

- A building designed without compromise to improve your business
- Modern, attractive and built to a very high standard
- Energy efficient – so will meet future requirements on energy performance and save you money
- Can be delivered as quickly as a modified second hand building
- Fully protected by warranties
- Unbeatable location
- 12.5 MVA power supply
- Unrestricted outline planning consent for B1, B2 and B8

## A bespoke unit of 60,000 sq ft – delivered in less than six months

Only Castlewood ticked all the boxes for Meridian Lightweight Technologies



MERIDIAN LIGHTWEIGHT TECHNOLOGIES  
60,000 SQ FT (PLOT 9A)

Meridian Lightweight Technologies was delighted to learn that a 60,000 sq ft bespoke building at Castlewood Business Park could be taken from completion of contracts to handover of keys in less than six months.

Meridian Lightweight Technologies is part of a global group based in Canada, renowned for its expertise in die-casting magnesium.

They needed new premises but were sceptical that a 'design and build' solution could be cost effective or timely. However, their very specific requirements could not be met by available stock so they turned to Castlewood for a bigger, purpose built, building.

Their custom built unit was delivered in time, on budget and to their exact specifications. Being brand new, it is fully protected by warranties and complies with energy performance legislation. Being on Castlewood Business Park it benefits from a 12.5MVA power supply and a location that no second hand building can match.

Meridian Lightweight Technologies is now ideally positioned to proceed with its strategy for growth.

# Castlewood is part of Nottinghamshire's manufacturing and logistics core



## A reputation for delivery

Clowes Developments stands for quality and deliverability. We have a reputation for delivering industrial / distribution space on sites across the UK. We also build in and out of town offices and handle retail and leisure properties.

clients needs has given us the financial strength to fund schemes through our own resources. This strength, combined with our depth knowledge and experience, enables us to deliver projects of any size and complexity to guaranteed time scales.

The CWC Group is an established family business with an excellent track record. Over 40 years of prudent management and close attention to our

For further information about the Clowes Group visit [www.clowesgroup.com](http://www.clowesgroup.com)

## It offers easy access to national markets and a labour force with all the right skills

Castlewood sits at the heart of a major centre for manufacturing and logistics. It is within half an hour's drive of all the East Midlands cities and East Midlands Airport, the busiest cargo airport in the UK.

Castlewood is served by a large available labour pool that is used to shift work. Elementary occupations and skilled trades make up 29% of the workforce and wages are very competitive.



● 1 hour drive time ● 2 hour drive time ● 3 hour drive time

TOWN	KMS	MILES	TIME
Birmingham	97.8	60.8	1hr 16 min
Bristol	240.9	149.7	2hr 43min
East Mid Airport	37.9	23.6	29min
Felixstowe	296.4	184.2	3hr 26min
Harwich	330.7	205.5	3hr 39min
Holyhead	271.3	168.6	3hr 23min
Hull	125	77.7	1hr 22min
Leeds	93.8	58.3	1hr 02min
Leicester	65.9	41	50min
Liverpool	145	90.1	1hr 56min
London	221.6	137.7	2hr 41min
Lowestoft	256	159.1	3hr 41min
Manchester	90.4	56.2	1hr 30min
Nottingham	22.8	14.2	21min

ROAD	KMS	MILES	TIME
M1 (J24a)	31.3	19.5	19min
M6 (J15)	84.4	52.5	1hr 04min
M6 (J16)	98.9	61.5	1hr 11min
M1 (J32 M18)	35.4	22	21min
M1 (J19 A14)	85.2	53	51min

All times taken from AA route finder

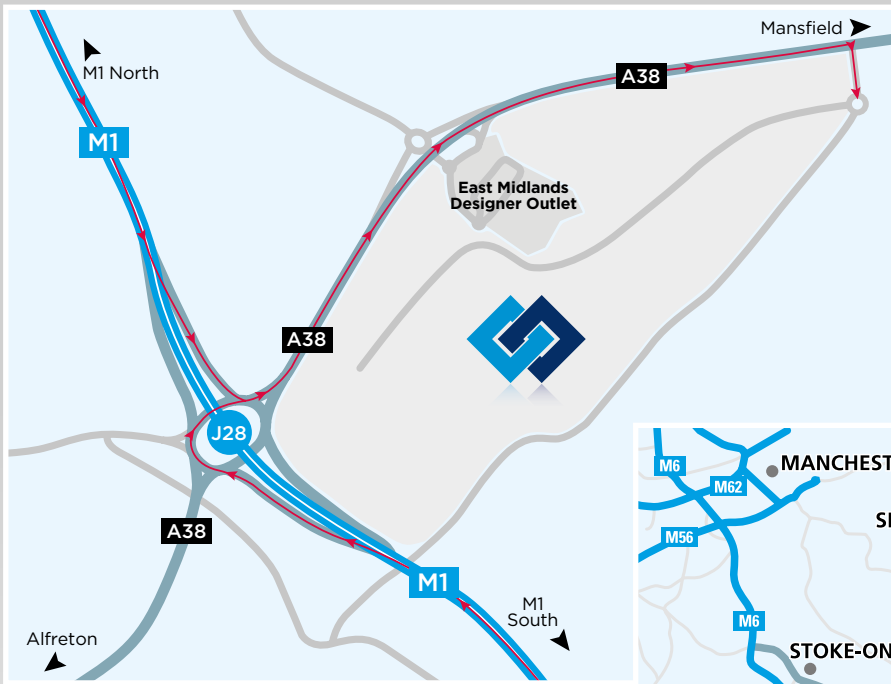




# Castlewood BUSINESS PARK

M1 JUNCTION 28 / A38

Infrastructure complete  
Site ready to go



**SAT NAV: NG17 1JF**  
Entrance to Pinxton Lane off Alfreton Road (A38)



## LOCATION

The site is immediately adjacent to J28 of the M1 directly accessed from the A38(T). The area is well served by public transport and only minutes from Sutton Parkway Railway Station. The A38(T) provides dual carriageway access to Derby, Birmingham and beyond.

### Misrepresentation

Whilst every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development.

To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

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