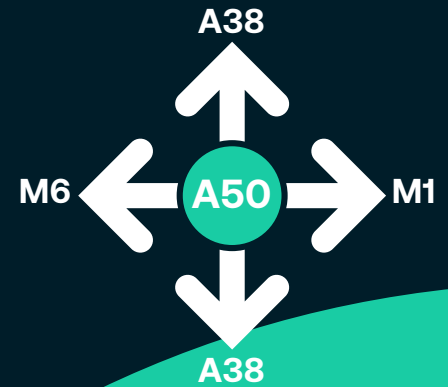


one.five.two

at Dove Valley Park

A50 M1-M6 LINK • DE65 5BG

 BOIL.MASTERING.LURING



New industrial / warehouse unit

152,728 sq ft (14,189 sq m)

IMMEDIATELY AVAILABLE

**TO LET
/MAY SELL**



North West, West Midlands and East Midlands all within one hour drive time.

one.five.two occupies a prominent position on Dove Valley Park

12
Loading
Dock Doors

3
Euro
Dock Doors

2
Level Access
Doors

12m
Clear
Height

50kN/m2
Floor
Loading

750kVA
Electrical
Supply

PV
Ready
Frame

BREAM
'Excellent'

EPC
A rating

	SQ FT	SQ M
Warehouse	145,284	13,497
GF Office	3,722	346
FF Office	3,722	346
Total	152,728	14,189

55m
Service Yard
Depth

**2 Storey
Office
Space**

one.five.two
at Dove Valley Park

24 hr
Access

Secure
Site

14
EV Car
Spaces

144
Car Parking
Spaces

one. five. two.

at Dove Valley Park

KEY FEATURES:



Part of a
200 acre
development



Centre of one of
the **country's**
most important
manufacturing
areas



Excellent
connectivity
via **M1/M6, A50**
and **A38**



48 million
people within
a 4 hour
drive time

EXISTING OCCUPIERS INCLUDE:



one. five. two.

at Dove Valley Park

Terms

The building is available on a leasehold/ freehold basis for a term to be agreed.

Location

Dove Valley Park is located on the junction of the A50 M1/M6 link. This important trunk road runs from Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of the M6, opening up access to the nation's motorway system. Major seaports and airports, along with 48 million people, are within a 4 hour drive.



WHAT3WORDS
BOIL.MASTERING.LURING



**CLICK HERE FOR
GOOGLE MAPS**



Destination	Distance	Time
M1	18 miles	20 min
Derby	12 miles	22 min
Stoke on Trent	23 miles	29 min
M6	25 miles	33 min
Nottingham	31 miles	38 min
Leicester	39 miles	45 min
Birmingham	41 miles	54 min
Sheffield	58 miles	1 hr 7 min
Manchester	61 miles	1 hr 29 min

Airports	Distance	Time
East Midlands	22 miles	27 min
Birmingham	42 miles	49 min
Manchester	55 miles	1 hr 8 min
Heathrow	137 miles	2 hr 11 min

Seaports	Distance	Time
Liverpool	86 miles	1 hr 37 min
Hull	106 miles	1 hr 52 min
Felixstowe	183 miles	3 hr 1 min
Southampton	196 miles	3 hr 17 min

Further Information

Please contact the sole joint agents:

APEX

Tom Kimbell
07920 005 471
tom@apexllp.com

Ollie Withers
07496 852 526
ollie@apexllp.com

FHP

John Proctor
07887 787 880
johnp@fhp.co.uk

Tim Gilbertson
07887 787 893
tim@fhp.co.uk

Darran Severn
07917 460 031
darran@fhp.co.uk

NEWMARK

Emily Pearson
0203 486 3660
emily.pearson@nrmk.com

Francesca Hodson
07503 973 865
francescahodson@nrmk.com

Sebastian Moseley
07825 868 943
sebastianmoseley@nrmk.com

Misrepresentation While 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.

May 2026, carve-design.co.uk 15996/18