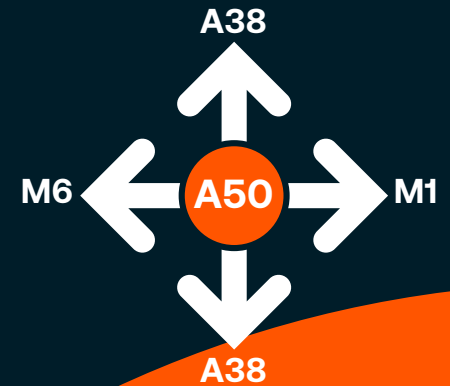


one.nine.six

at Dove Valley Park

A50 M1-M6 LINK • DE65 5BG

 [NOURISHED.ENVY.CORK](https://nourishedenvoy.cork)



New industrial / warehouse unit

195,679 sq ft (18,179 sq m)

IMMEDIATELY AVAILABLE

**TO LET
/MAY SELL**



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

one.nine.six

at Dove Valley Park

one.nine.six occupies a prominent position on Dove Valley Park

BREEAM
'Very Good'

EPC
A rating

17
Loading
Dock Doors

2
Euro
Dock Doors

3
Level Access
Doors

12m
Clear
Height

50kN/m²
Floor
Loading

500kVA
Electrical
Supply

PV
Ready
Frame

**Secure
Site**

**24 hr
Access**

**Gate
House**

55m
Service Yard
Depth

	SQ FT	SQ M
Warehouse	187,075	17,380
GF Office	3,587	333
FF Office	4,815	447
Gatehouse	201	19
Total	195,679	18,179

**Office
Space**



34
HGV Spaces



**Cycle
Parking
Provision**



18
EV Car
Spaces



166
Car Parking
Spaces

[CLICK HERE
FOR THE 360 TOUR](#)



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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:



GXO



truma



FUTABA

uniphar



one. nine. six.

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
NOURISHED.ENVOY.CORK



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

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