



ACCESS50

A new 45 acre distribution / industrial park at the intersection of the A38 / A50

BURNASTON CROSS | A38 / A50 | DERBY | DE65 6HE

FOR SALE | TO LET



Master planned to show **11 units** • Sizes from **16,000ft² to 255,575ft²** • Anticipated total development: **957,000ft²**

www.brackley-propdev.co.uk



BRACKLEY
PROPERTY DEVELOPMENTS

BACKGROUND

Brackley Property Developments Limited have submitted a detailed Planning Application for Access 50, a new 45 acre distribution park located on the south eastern quadrant of the A38 / A50 intersection.

The master plan as prepared is for guidance purposes but shows 11 individual units providing a full range of warehouse / industrial units from 16,000ft² to 255,575ft² in size.

LOCATION

- Access 50 is located on the intersection of the A38 and the A50
- The A38 provides linkage to the M1 (J28) to the north and Birmingham to the south
- The A50 intersection with the M1 is 14 miles east of the site
- The A50 links Stoke on Trent (29 miles) with the M6
- Approximately 70% of the UK's population is within two hours' drive time
- Sat Nav - DE65 6HE



THE DEVELOPMENT

Access 50 develops a 78 acre site on the south eastern quadrant of the A38 / A50 intersection.

As designed the scheme shows 11 distribution / industrial units which can offer a size range of 16,000ft² to 255,575ft².

SPECIFICATION

The developer's base specification can be tailored to suit occupier's specific needs.

The base specification includes:

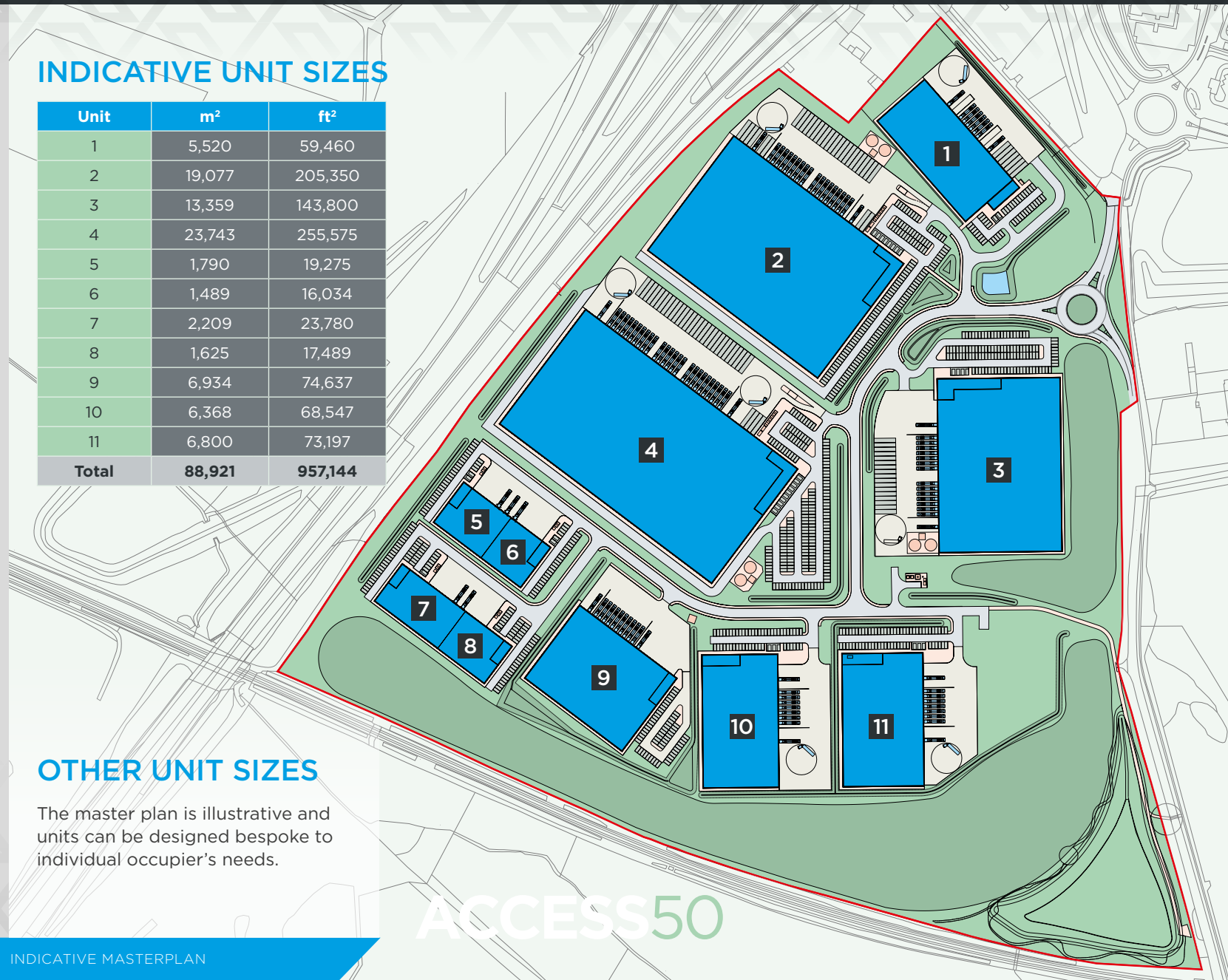
- Steel portal framed units
- Eaves: 6m to 15m
- Self contained plots for each individual unit
- Dedicated car parking
- Separate concrete surfaced loading yards
- Tailgate and level access doors
- 5% office content
- Master plan business park environment
- Direct access from the A38 / A50 intersection

INDICATIVE UNIT SIZES

Unit	m ²	ft ²
1	5,520	59,460
2	19,077	205,350
3	13,359	143,800
4	23,743	255,575
5	1,790	19,275
6	1,489	16,034
7	2,209	23,780
8	1,625	17,489
9	6,934	74,637
10	6,368	68,547
11	6,800	73,197
Total	88,921	957,144

OTHER UNIT SIZES

The master plan is illustrative and units can be designed bespoke to individual occupier's needs.



ACCESS50

PLANNING

A detailed Planning Application has been submitted for the scheme for Use Classes B1 / B2 / B8 (light industrial and warehousing).

TERMS

The units are available on freehold / leasehold terms.



INDICATIVE CGI



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A DEVELOPMENT BY

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