



M1 JUNCTION 28 | A38

Design & Build Distribution/Manufacturing Unit

111,739 sq ft (10,381 sq m)

FOR SALE OR TO LET



INDICATIVE CGI



LOCATION

A unique opportunity to purchase or lease a brand new high-quality design & build warehouse/industrial unit, prominently positioned within Castlewood Business Park. The business park occupies a prime location adjacent to Junction 28 of the M1 motorway, with direct access via the A38, offering excellent connectivity to the regional and national road network.



AMENITIES

Castlewood 111 is positioned just minutes away from Junction 28. At the neighbouring Frasers Plus Designer Outlet East Midlands, employees and visitors can benefit from a wide selection of cafés, restaurants and fast-food operators including a dedicated food court. McDonalds and Starbucks can also be found nearby.





SPECIFICATION

Brand new design and build storage/distribution unit. A full specification is available on request.

WAREHOUSE

10 dock doors

4 level access loading doors

12 m haunch height

Up to 50m yard

Grade A offices

Floor to ceiling glazing in reception

10% roof lights

50kn/m² floor loading

1.4mva power

PV ready roof

OFFICES

Raised access floors

LED lighting

Comfort cooling

EXTERNAL

94 main car parking spaces

12 EV spaces

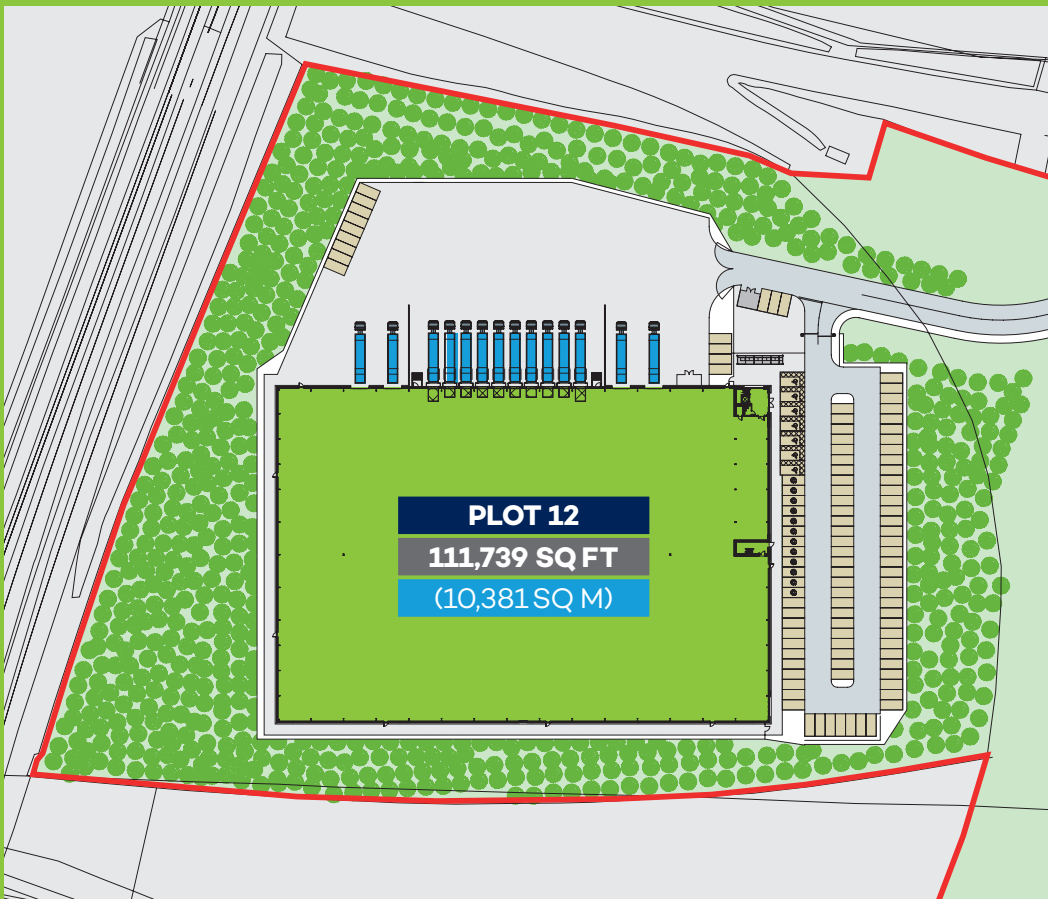
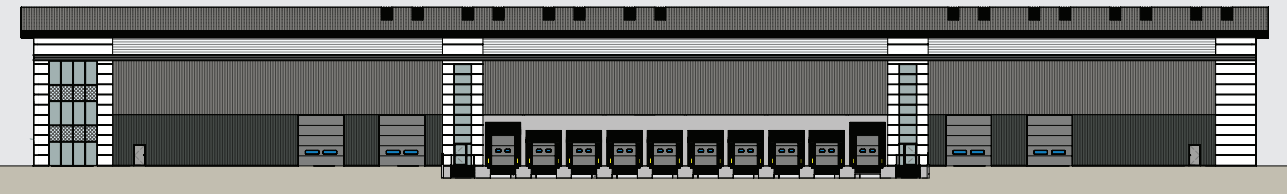
20 cycle spaces

14 goods vehicle spaces



ESG

This new unit at Castlewood is targeting a BREEAM rating of 'Excellent' and EPC 'A'.



ACCOMMODATION

	Sq m	Sq ft
Ground Floor Warehouse	9,420	101,396
Warehouse Undercroft	249	2,680
Ground Floor Office	72	775
First Floor Office	320	3,444
Second Floor Office	320	3,444
Total Office	712	7,663
Total	10,381	111,739



PLANNING

The unit has consent for the following use - **B8 (Warehouse & Distribution)**. B2 consent can be obtained.

EPC

The building will target EPC rating of 'A' with a BREEAM 'Excellent'.

DISPOSAL

The unit is available on a freehold or leasehold basis. Quoting terms are available from the agents upon request.

VAT

VAT will be payable upon purchase price/rent due and service charge.

SERVICE CHARGE

A nominal service charge will be payable by the occupier to cover contribution towards upkeep and maintenance of estate roads and common parts of the estate.

 **Google Maps** click here

 **What3words:** flap.gilding.rhino



Further Information

Please contact the sole joint agents:

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