

TEAL PARK

TRADE UNITS

Netherfield, Nottingham

NG14 5JX

- ▶ 14 New Flexible Trade Counter Units
- ▶ 3,185 - 3,702 sq ft
- ▶ Units 11, 17 & 18 available

To Let

Only 3 units remaining



tealparknottingham.co.uk

NORTHWOOD
URBAN LOGISTICS 



THE SITE

- ▶ Teal Park is located off Colwick Loop Road and Stoke Lane, located approximately 5 miles east of Nottingham City Centre within Gedling Borough.
- ▶ The site benefits from excellent road frontage to the A612 Colwick Loop Road which provides efficient access to the Midlands and greater road network.
- ▶ New Aldi Supermarket and retail scheme.
- ▶ The development is well located, benefiting from transport links to the M1 motorway (J24) approximately 10 miles to the south west and J25 approximately 12 miles west, whilst the A1 is 18 miles to the north east via the A46.
- ▶ Nottingham Railway Station is approximately 4 miles to the south west of the site and Carlton and Netherfield Railway Stations are within 1 mile.

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Total sq ft	Total sq m	Availability
7	ETB AUTOCENTRES		LET
8	CUBICO (UK) LIMITED		LET
9	CLIFTON TILES & BATHROOM		LET
10	OCTOPUS ENERGY ECO		LET
11	3,283	305	TO LET
12	THE WOODEN FLOOR STORE		LET
14	TOOLSTATION		LET
15	SCREWFIX		LET
16	HOWDENS		LET
17	3,185	296	TO LET
18	3,702	344	TO LET
19	KARCHER		LET
20	KARCHER		LET
21	PAINTWELL		LET



Available Now

UNITS 11, 17 & 18

3,185 - 3,702 sq ft

General Specification



6m clear
internal height

35kN sq m
floor loading

Electric loading
doors



Fitted office
(Unit 17)

LED lighting

Fitted WC

Planning Use

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

Terms

Units are available to lease on terms to be agreed.



WHY TEAL?

- ▶ Over 19,000 vehicle movements per day on the Colwick Loop Road according to the Department for Transport (DfT)
- ▶ 950 new Persimmon homes under construction at Teal Close
- ▶ New Aldi Supermarket and retail scheme
- ▶ Teal includes a new primary school, leisure facilities and care home
- ▶ Teal Park benefits from links to the new £40m Gedling Access Road



GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:

		
Low air permeability design	Reduced CO2 emissions	10% warehouse roof lights increasing natural lighting
		
High performance insulated cladding and roof materials	Secure cycle parking	



TRAVEL DISTANCES

Colwick Loop Road, Netherfield, Nottingham NG14 5JX

 what3words
learn.speeds.supply

Road

M1 (J24)	10 miles
M1 (J25)	12 miles
A1	18 miles
Derby	20 miles
Leicester	30 miles
Birmingham	53 miles

Rail

Nottingham	4 miles
Carlton & Netherfield	1 mile

Airport

Nottingham City	7 miles
East Midlands	16 miles



More information available through the joint marketing agents:



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