



Giltbrook

industrial park

NOTTINGHAM • M1 J26

A gilt edged opportunity



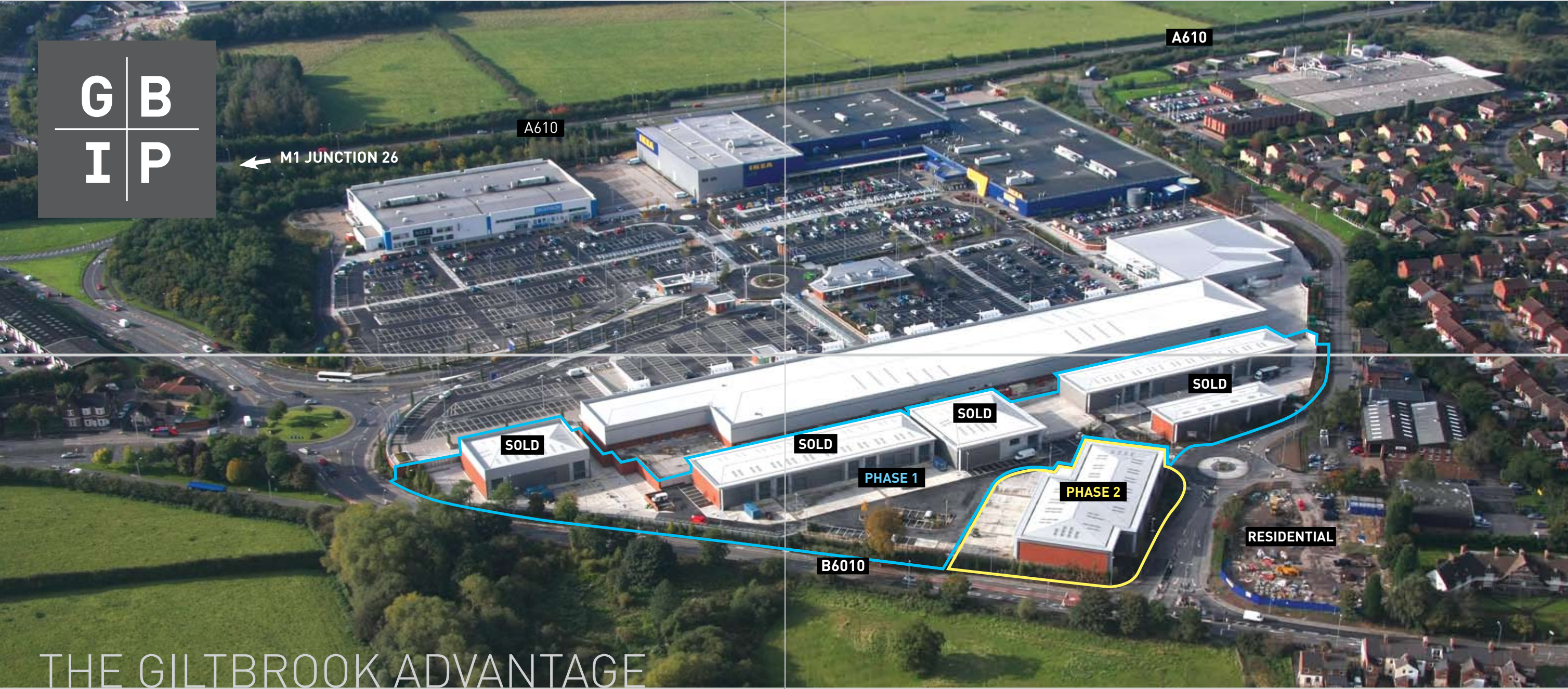
www.giltbrookpark.co.uk

Industrial units available from **3,003ft²** to **6,017ft²**

FOR SALE OR TO LET



**Only 2 units
remaining**



Exceptional location

Giltbrook Industrial Park occupies one of the most sought after locations in the Midlands. At J26 of the M1, it is within a half an hours drivetime of the regions major cities offering access to a market of 1,207,423 people and a potential labour pool of 752,796.*

Destination	Miles	Time**
M1 J26	2 miles	5 min
Nottm City Centre	8 miles	15 min
Derby	17 miles	28 min
Mansfield	19 miles	25 min
Sheffield	40 miles	45 min
Leicester	34 miles	45 min
Birmingham	54 miles	1hr 13 min
Leeds	70 miles	1hr 15 min
Manchester	67 miles	1hr 37 min

*Source: CACI Map Info (2001 census) **Source: theaa.com

Important neighbours

It is also immediately adjacent to Giltbrook Retail Park, currently anchored by IKEA, Next and Decathlon. The retail park has been extended by 160,000 sq ft to include retail and associated amenities.

Superior workspace

Expertly planned and highly specified, the stylishly finished industrial units at Giltbrook range in size from 1,518ft² to 10,936ft². Units can be combined if required, or modified for shared occupancy. Each is designed to allow dedicated signage and all are protected by CCTV.

A gilt edged opportunity

You may want new premises. You may want a sound financial investment. Either way, Giltbrook's advantages of build quality, location and on-site amenities represent a golden opportunity for your business.





Location

Giltbrook Industrial Park is located 2.5 miles to the west of Junction 26 M1, and lies alongside the A610, one of the main arterial links into Nottingham City Centre.

Tenure

For sale freehold or to let. Service charge will be levied to cover communal expenditure.

Price/Rent

On application.

VAT

VAT is chargeable.



Energy Performance Certificate Non-Domestic Building

HM Government

Units 8-9
Giltbrook Industrial Park
Giltbrook
NOTTINGHAM
NG16 2WP

Certificate Reference Number:
9566-3045-0229-0200-8121

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/leqebd.

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Over 150

Less energy efficient

Technical information

Main heating fuel:

Other

Building environment:

Unconditioned

Total useful floor area (m²):

561

Building complexity (BCS level):

4

Building emission rate (kgCO₂/m²):

28.78

53

This is how energy efficient the building is.

Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

52 If typical of the existing stock



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