FULWOOD 190

A38 / M1 J28

FULWOOD PARK
EXPORT DRIVE, HUTHWAITE,
NOTTINGHAMSHIRE,
NG17 6AF

190,598 sq ft

AVAILABLE
Q2 2023

- Adjacent to A38, close to M1 J28
- Access to large labour pool
- BREEAM excellent
- Dual yard areas providing oversized provision
- 50m yard depth

TO LET/ FOR SALE

RULA DEVELOPMENTS

SUMMARY:

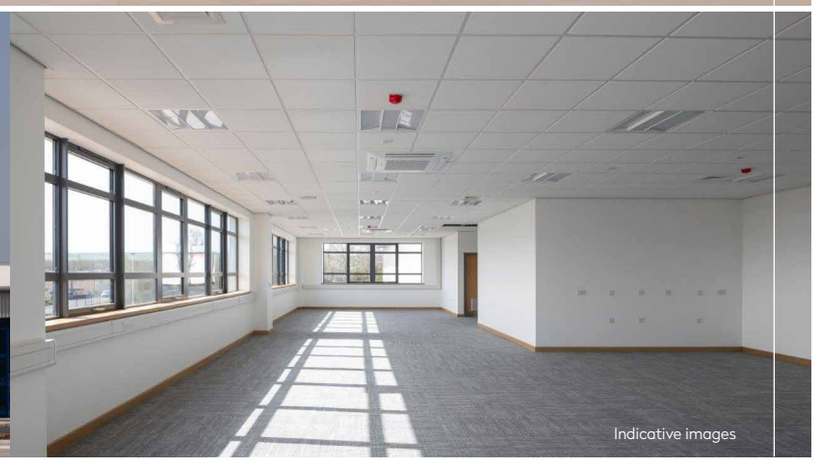
Fulwood 190 is situated on the established Fulwood Industrial Estate, which is adjacent to the A38 (Alfreton Road) and approximately 1.5 miles from Junction 28 of the M1 motorway

The area is well served by labour and public transport, situated only minutes from Sutton Parkway Railway Station, part of the Robin Hood Line, providing rail services between Worksop and Nottingham. Nearby occupiers include: Mertrux, Synseal, Door-Stop, Welcome Foods, Meridian, Alloga and Co-Op.

Fulwood 190 will deliver 190,598 sq ft of Grade A, BREEAM excellent, EPC A warehouse space incorporating three storey offices and dual yard areas providing oversized provision.

J28 is recognised as the largest strategic cluster of distribution space in the northern part of the East Midlands, with the A38 providing dual carriageway access to the West Midlands.

190



Indicative images

SOUTH
TO NOTTINGHAM
J28
EUROCELL
XPO
M1
NORTH
TO SHEFFIELD
CO-OP
ALLOGA
ALLOGA
ALLOGA
A38
ALFRETON RD
VAILLANT GROUP
EXPORT DRIVE
FULWOOD190
COMMON ROAD
PROFINE

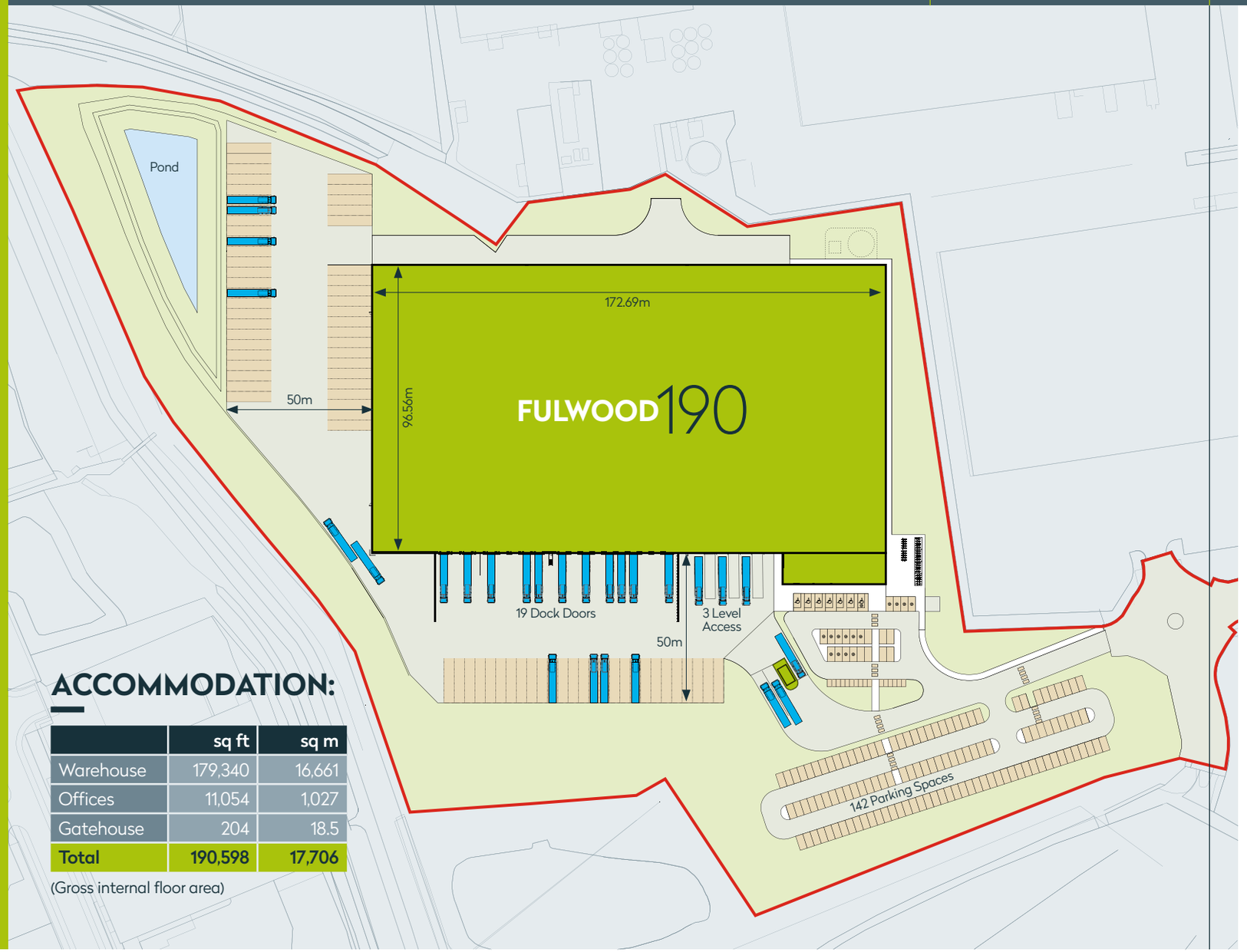
SPECIFICATION:

The building will be constructed to a high specification incorporating the following:

- **153 car parking spaces**
- **78 HGV parking spaces**
- **17 dock doors 2 Euro doors**
- **3 level access doors**
- **50 KN/m² floor loading capacity**
- **50 metre yard depth**
- **15m clear height**
- **Photovoltaics**

BREEAM® A

Fulwood 190 will be built to achieve **BREEAM rating of "Excellent"** and EPC A Rating.



ACCOMMODATION:

	sq ft	sq m
Warehouse	179,340	16,661
Offices	11,054	1,027
Gatehouse	204	18.5
Total	**190,598**	**17,706**

(Gross internal floor area)

LABOUR:

ECONOMICALLY ACTIVE

SUTTON IN ASHFIELD	EAST MIDLANDS	GREAT BRITAIN
65%	80%	79.1%
(8,323)	(2,444,000)	

NVQ3 AND ABOVE

EAST MIDLANDS
56%

GREAT BRITAIN
61%

WORKERS IN TRANSPORTATION & STORAGE

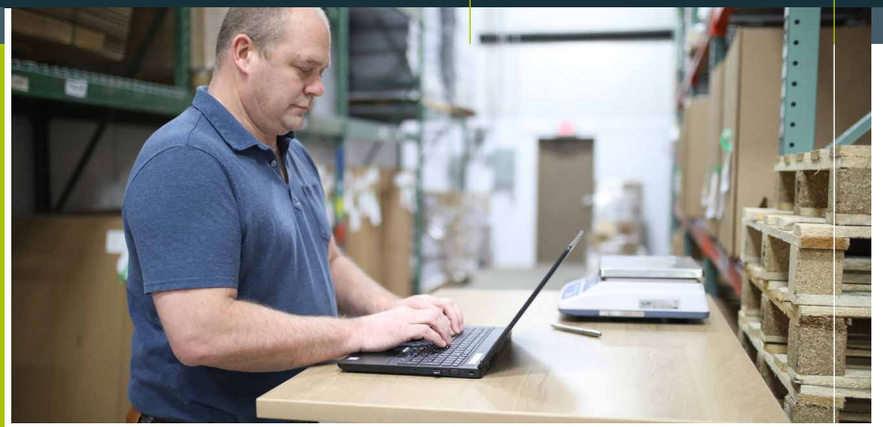
SUTTON IN ASHFIELD	EAST MIDLANDS	GREAT BRITAIN
6.8%	6.9%	4.9%

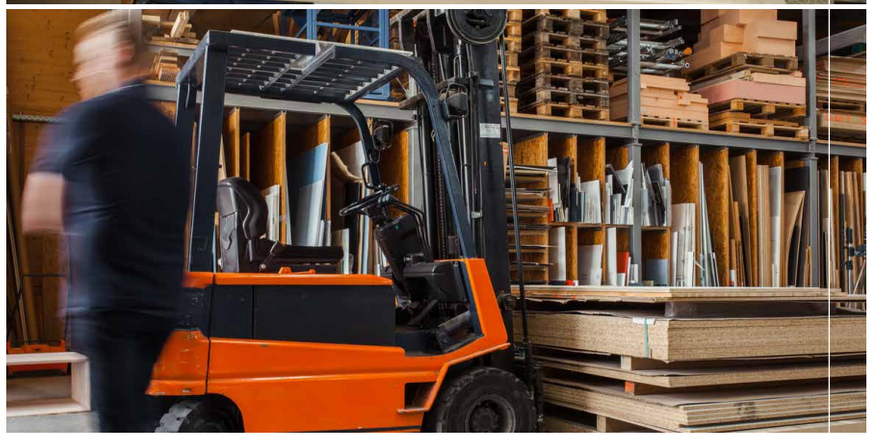
GROSS WEEKLY PAY (BY RESIDENCE)

SUTTON IN ASHFIELD
£555

EAST MIDLANDS
£561

GREAT BRITAIN
£587





FULWOOD 190

A38 / M1 J28

fulwoodpark.co.uk

06

AVAILABLE Q2 2023

HGV DRIVE TIMES:

LOCATION	MILES	TIME
M1/J28	1.5	4min
Derby	18	27min
Nottingham	14	28min
Sheffield	32	40min
Leicester	40	49min
Birmingham	61	1hr 3min
Leeds	61	1hr 4min
Manchester	69	1hr 47min
London (M25)	128	2hrs 8min

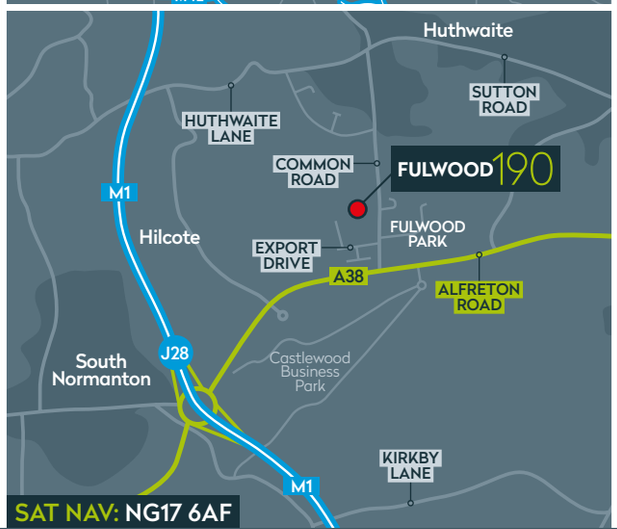
AIRPORTS		
East Midlands	24	27min
Birmingham	58	59min
Heathrow	138	2hrs 21min

RAIL FREIGHT	MILES	TIME
Maritime RFT	23	27min
BIFT	46	51min
Hams Hall	52	54min
DIRFT	59	1hr

PORTS		
Immingham	77	1hr 18min
Liverpool	112	2hrs 10min
London Gateway	162	2hrs 51min
Southampton	178	3hrs 9min
Felixstowe	185	3hrs 4min

FURTHER INFORMATION:

Contact the agents for Freehold and Leasehold quoting terms.



M1 AGENCY
0115 896 0461
M1AGENCY.CO.UK/EASTMIDS

James Keeton
07812 250 857 • james.keeton@m1agency.co.uk

Toby Wilson
07500 926 727 • toby.wilson@m1agency.co.uk

BurbageRealty
expert advice

James Harrison
07775 905 415 • james.harrison@burbagerealty.com

Franco Capella
07834 197 403 • franco.capella@burbagerealty.com

M1 and Burbage Realty for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. December 2021. carve-design.co.uk 15297/12