

# TRENT GATEWAY

## Nottingham

- › 16 new industrial/warehouse units
- › 2,644 - 36,339 sq ft
- › Available now

For sale/  
To let



Chancerygate  | Hines

[www.trentgateway.co.uk](http://www.trentgateway.co.uk)



# TRENT GATEWAY

Trent Gateway is located within Beeston Business Park, a 40 acre site providing a mix of industrial and office accommodation

Easily accessible from Junction 25 of the M1

Business park environment overlooking the Attenborough Nature Reserve

Immediately adjacent to Beeston Railway Station and a short walk to Beeston Town Centre and the tram

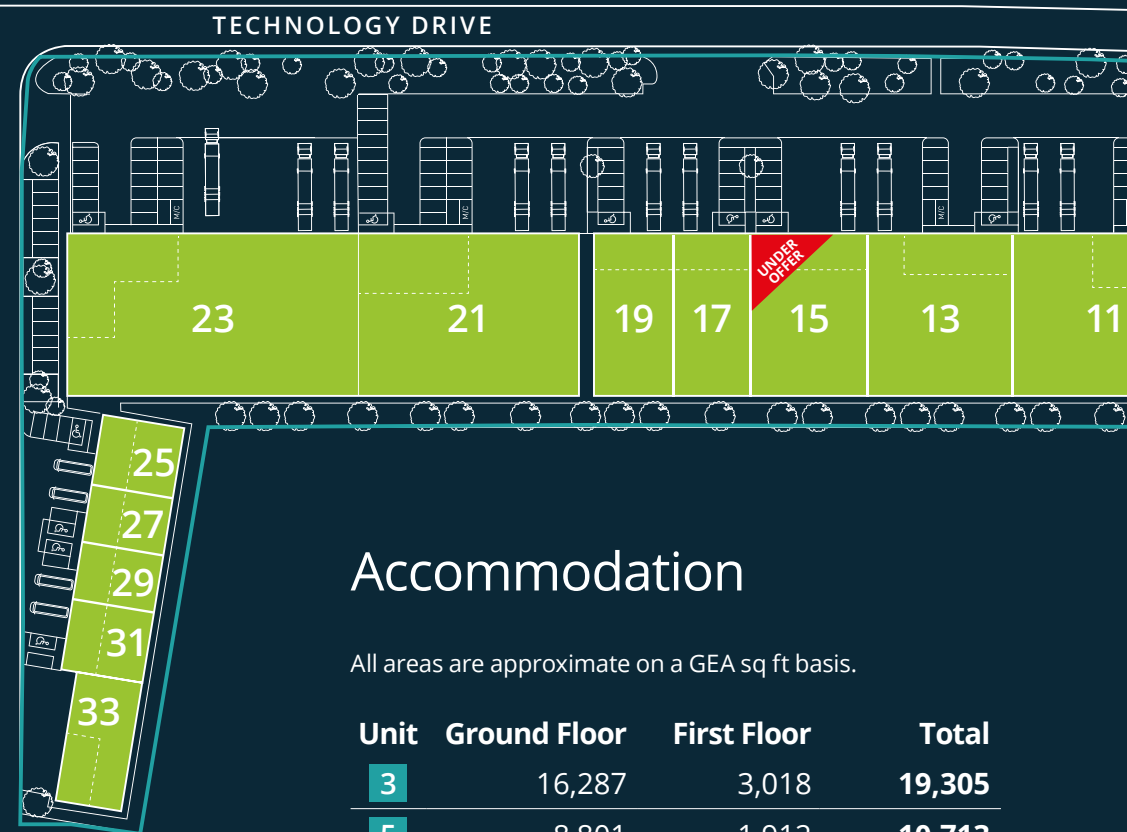
East Midlands International Airport is 12 miles south of the Business Park and easily accessible from the M1

## Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting an EPC certificate rating of B
- Secure cycle parking



## Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
3	16,287	3,018	19,305
5	8,801	1,912	10,713
7	SOLD		
9	SOLD		
11	11,035	2,073	13,108
13	8,745	1,743	10,488
15	UNDER OFFER		
17	4,771	1,115	5,886
19	4,807	1,124	5,931





Train station

Unit	Ground Floor	First Floor	Total
21	13,286	2,433	15,719
23	17,678	2,942	20,620
25	2,280	1,016	3,296
27	1,829	815	2,644
29	1,831	816	2,647
31	2,244	1,006	3,250
33	3,427	970	4,397
TOTAL			146,927



# Units 3-23

5,886 up to 36,339 sq ft (units 21 and 23 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 8m clear internal height	 First floor for storage or fitting out as office space	 37.5kN sq m floor loading
 Electric loading doors	 Private gated yards units 3 & 23	 Ability to combine units
 Toilet	 Landscaped environment	 Secure business park

## Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

## Terms

The virtual Freehold of the units are available for sale. Leasehold options will be considered subject to covenant strength.



Computer generated image of units 3-9



# TRENT GATEWAY



# Units 25-33

2,644 up to 16,234 sq ft (units 25-33 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



## Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

## Terms

The virtual Freehold of the units are available for sale. Leasehold options will be considered subject to covenant strength.



Computer generated image of units 11-19



# TRENT GATEWAY



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## Travel Distances

### Road

Beeston Town Centre	1 mile
Nottingham City Centre	4.5 miles
M1 J25	5.5 miles
Derby City Centre	13.2 miles

### Rail/bus:

Beeston Railway Station	0.2 miles
Beeston Bus Station	1 mile

### Airport:

East Midlands	12 miles
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More information available  
through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2020.

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