

# ► TRENT GATEWAY

Technology Drive, Nottingham

NG9 1LA

► 18 new industrial/warehouse units

► 5,931 sq ft

**To Let**

► 1 unit remaining



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

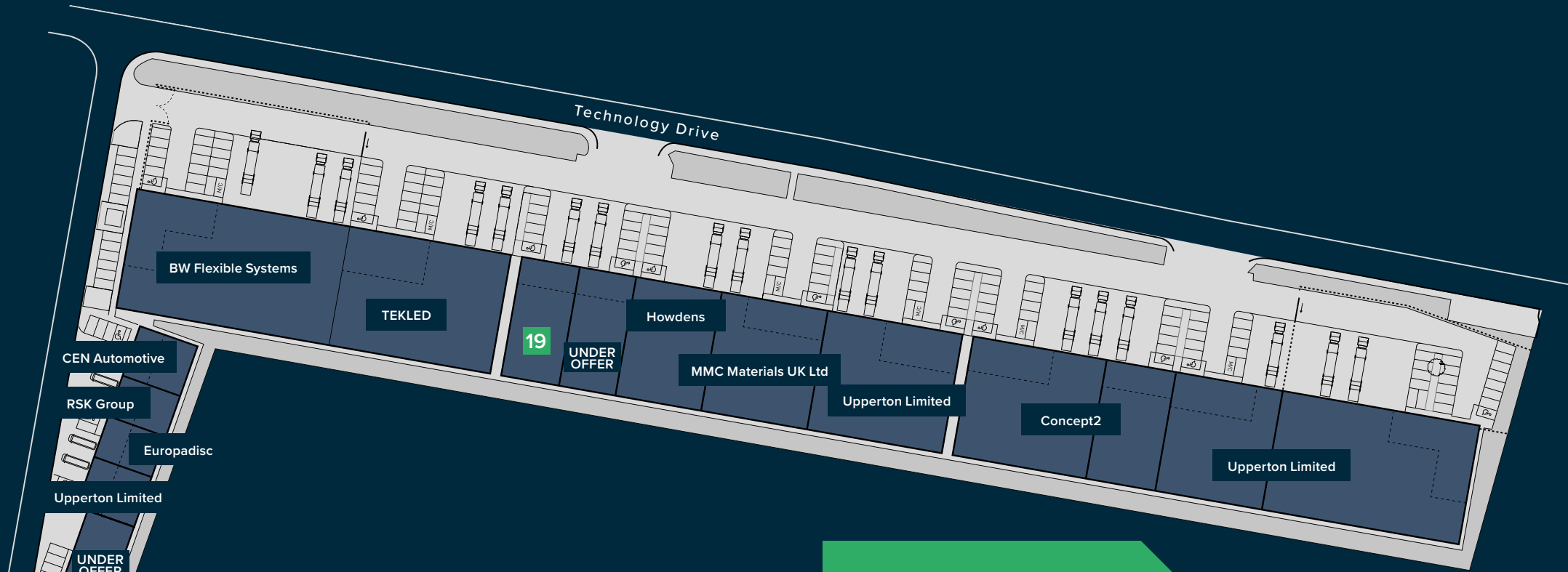
**NORTHWOOD**  
URBAN LOGISTICS 





# THE SITE

- ▶ 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



## Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
19	4,807	1,124	5,931

## GREEN CREDENTIALS

The scheme ensures an approximate 18.8% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user have been reduced.

### The green initiatives include:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking



# UNIT 19

5,931 sq ft

## 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 eaves height

First floor for storage or fitting out as office space

37.5kN sq m floor loading

Electric loading doors 4.5m high



Ability to combine units

Secure business park

Landscaped environment

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

Units are available to lease on terms to be agreed.





# TRAVEL DISTANCES

Technology Drive, Nottingham, NG9 1LA

## Road

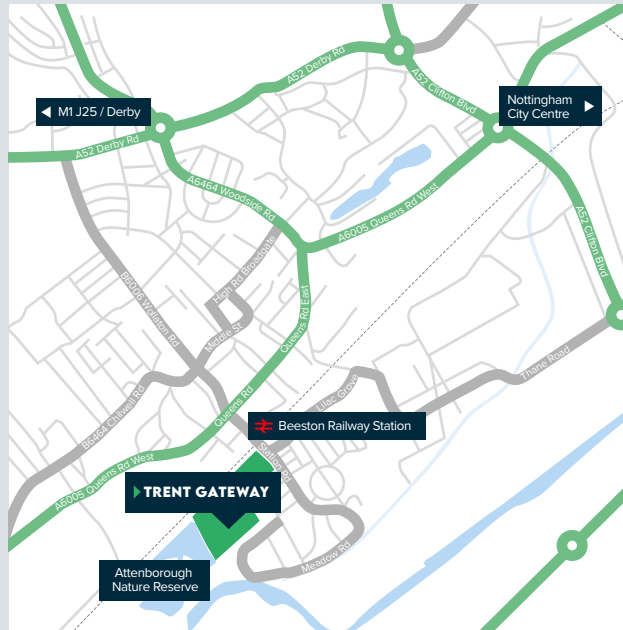
Beeston Town Centre	1 mile
Nottingham City Centre	4.5 miles
M1 J25	5.5 miles
Derby City Centre	13.2 miles

## Public transport

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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