

COMING SOON -
ON SITE Q1 2023

NEW HIGH BAY LOGISTICS /
INDUSTRIAL FACILITY
190,598 SQ FT - TO LET

EXPORT DRIVE, HUTHWAITE,
NOTTINGHAMSHIRE,
NG17 6AF

FULWI9OD
M1 J28

FULWOOD 190

FULWOOD 190 IS AN EXCITING NEW
LOGISTICS / INDUSTRIAL DEVELOPMENT
DELIVERING 190,598 SQ FT.

DETAILED PLANNING CONSENT SECURED.



FULWIQOD



profine

door-stop
INTERNATIONAL

Alloga

Alloga

co
op

CST

Alloga

eurocell

M1

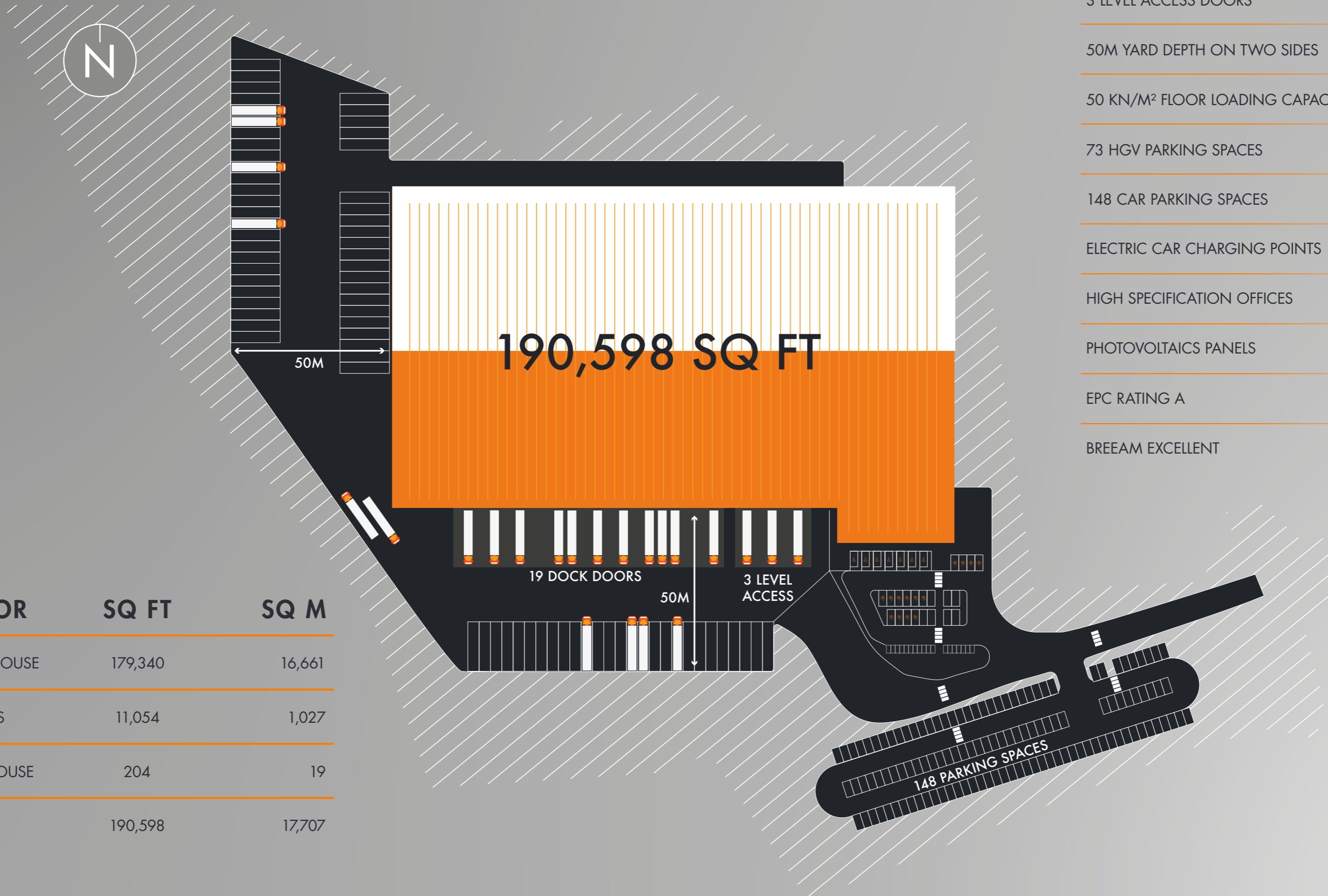
J28

M1

A38



190,598 SQ FT GRADE A, BREEAM EXCELLENT, EPC A LOGISTICS / INDUSTRIAL SPACE.



15M CLEAR HEIGHT



17 DOCK DOORS 2 EURO DOORS



3 LEVEL ACCESS DOORS



50M YARD DEPTH ON TWO SIDES



50 KN/M² FLOOR LOADING CAPACITY



73 HGV PARKING SPACES



148 CAR PARKING SPACES



ELECTRIC CAR CHARGING POINTS



HIGH SPECIFICATION OFFICES



PHOTOVOLTAICS PANELS



EPC RATING A



BREEAM EXCELLENT



FLOOR	SQ FT	SQ M
WAREHOUSE	179,340	16,661
OFFICES	11,054	1,027
GATEHOUSE	204	19
TOTAL	190,598	17,707

FULWIQOD

nationalgrid

SPE

Symphony®

profine

Parker Knoll

door-stop
INTERNATIONAL

Vaillant

Alloga

A38

A38

A38

1.5 MILES TO M1 J28





ROAD

- M1/J28
1.5 MILES / 4 MINS
- DERBY
18 MILES / 27 MINS
- NOTTINGHAM
14 MILES / 28 MINS
- SHEFFIELD
32 MILES / 40 MINS
- LEICESTER
40 MILES / 49 MINS
- BIRMINGHAM
61 MILES / 1 HR 3 MINS

PORTS

- IMMINGHAM
1.5 MILES / 4 MINS
- LIVERPOOL
112 MILES / 2 HRS 10 MINS
- LONDON GATEWAY
162 MILES / 2 HRS 51 MINS
- SOUTHAMPTON
178 MILES / 3 HRS 9 MIN
- FELIXSTOWE
185 MILES / 3 HRS 4 MIN

RAIL FREIGHT

- LEEDS
61 MILES / 1 HR 4 MINS
- MANCHESTER
128 MILES / 2 HRS 8 MINS
- LONDON (M25)
128 MILES / 2 HRS 8 MINS
- LEEDS
23 MILES / 27 MINS
- BIFT
46 MILES / 51 MINS
- HAMS HALL
52 MILES / 54 MINS
- DIRFT
59 MILES / 1 HR

AIRPORTS

- EAST MIDLANDS
24 MILES / 27 MINS
- BIRMINGHAM
58 MILES / 59 MINS
- HEATHROW
138 MILES / 2 HRS 8 MINS



STUART WAITE
+44 (0) 7432 472 402
STUART@CPPARTNERS.CO.UK

TOBY VERNON
+44 (0) 7872 377 228
TOBY@CPPARTNERS.CO.UK

SEAN BREMNER
+44 (0) 7541 505 980
SEAN@CPPARTNERS.CO.UK



STEVE MORIARTY
+44 (0) 7876 440 768
STEVE@MORIARTY.UK.COM

