

# FULWID

M1 J28

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

EXPORT DRIVE, HUTHWAITE,  
NOTTINGHAMSHIRE,  
NG17 6AF



A NEW LANDMARK  
ALONG THE ICONIC M1





FULW90D

Parker Knoll

RACEFX

VAILLANT GROUP

profine

co op

eurocell

MIDLAND AEROSPACE

Alloga

Alloga

door-stop INTERNATIONAL

Alloga

CST

M1

J28

M1

A38

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

# CUTTING-EDGE STRATEGIC LOGISTICS HUB

15M CLEAR HEIGHT

17 DOCK DOORS  
2 EURO DOORS

3 LEVEL ACCESS DOORS

50M YARD DEPTH  
ON TWO SIDES

50 KN/M<sup>2</sup> FLOOR  
LOADING CAPACITY

73 HGV  
PARKING SPACES

148 CAR  
PARKING SPACES

ELECTRIC CAR  
CHARGING POINTS

HIGH SPECIFICATION  
OFFICES

PHOTOVOLTAIC  
PANELS

EPC  
RATING A

BREEAM  
EXCELLENT

POTENTIAL FOR UP TO  
4MVA OF POWER

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





FULWIGOD

Symphony®

profine

door-stop  
INTERNATIONAL

RFX

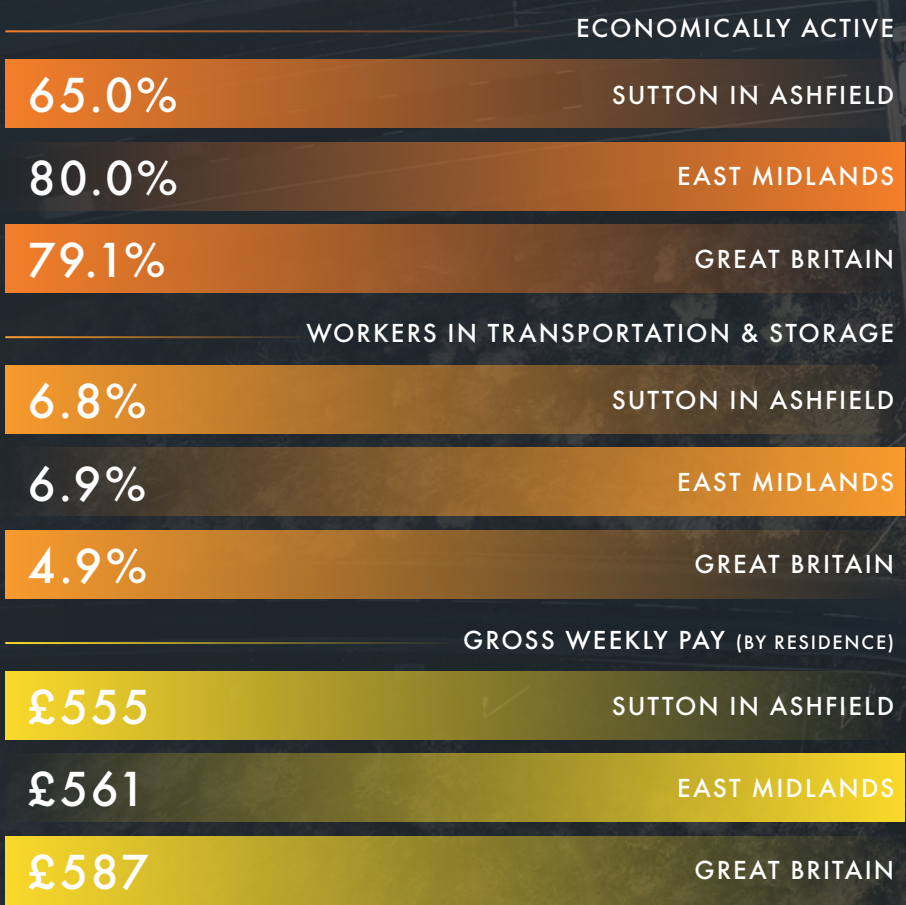
Alloga

Parker Knoll

A38

1.5 MILES TO M1 J28

# 44,693,611 CONSUMER BASE WITHIN THREE HOURS







## 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

LEEDS  
61 MILES / 1 HR 4 MINS

MANCHESTER  
70 MILES / 1 HR 45 MINS

LONDON (M25)  
128 MILES / 2 HRS 8 MINS

## AIRPORTS

EAST MIDLANDS  
24 MILES / 27 MINS

BIRMINGHAM  
58 MILES / 59 MINS

HEATHROW  
138 MILES / 2 HRS 8 MINS

## PORTS

IMMINGHAM  
80 MILES / 1 HR 26 MIN

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

MARITIME RFT  
23 MILES / 27 MINS

BIFT  
46 MILES / 51 MINS

HAMS HALL  
52 MILES / 54 MINS

DIRFT  
59 MILES / 1 HR



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

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



REBECCA SCHOFIELD  
+44 (0) 7776 172 123  
REBECCA.SCHOFIELD@KNIGHTFRANK.COM

CHARLES BINKS  
+44 (0) 7793 441 911  
CHARLES.BINKS@KNIGHTFRANK.COM

FULWOOD-190.COM

CAIN