



New Stanton Park

DERBY/NOTTINGHAM • J25, M1 • DE7 4QU

A **new** prime Industrial, Manufacturing & Logistics scheme, rail connected, with infrastructure delivered and outline planning secured.

High power availability & eaves heights up to 28M.

**Units from 17,982 sq. ft. up to
a single unit of approx 1,068,000 sq. ft.**

FOR SALE / TO LET

AVAILABLE NOW

newstantonpark.com

A DEVELOPMENT BY:



a **New** opportunity for your business.

New Stanton Park covers circa 200 acres situated between Derby and Nottingham just 2.5 miles and a 10 minute drive from Junction 25 of the M1 allowing quick access to the national motorway network.

Infrastructure works are complete allowing for immediate start on-site subject to detailed planning permission. New Stanton Park includes a dedicated rail hub and will have sustainability at its heart with extensive wider scheme and building specific initiatives. Offering eaves heights of up to 28m, a secured power supply of 25 MVA and c.2.2 million sq.ft. of potential development pipeline inc. for a single building of over 1 million sq.ft., New Stanton park is one of the region's largest, most deliverable strategic commercial schemes available. This will all be complemented by the amenity hub with occupiers inc. McDonalds, Starbucks and InstaVolt.

New Stanton Park has been identified by Erewash Borough Council as a key strategic employment and regeneration site within the Borough. This goal will be achieved through the delivery of high quality sustainable buildings, set within a landscaped environment incorporating large amounts of amenity and green space to positively blend the built and natural environments to create an environment occupiers will be proud to call their home.

The development benefits from a secured major electricity capability totalling up to circa **25MVA**.

Planning permission (ERE/1221/0002) has been granted for industrial / warehouse uses falling within use classes E1 (g) (iii), B2 and B8 **allowing for up to 28M Eaves**.



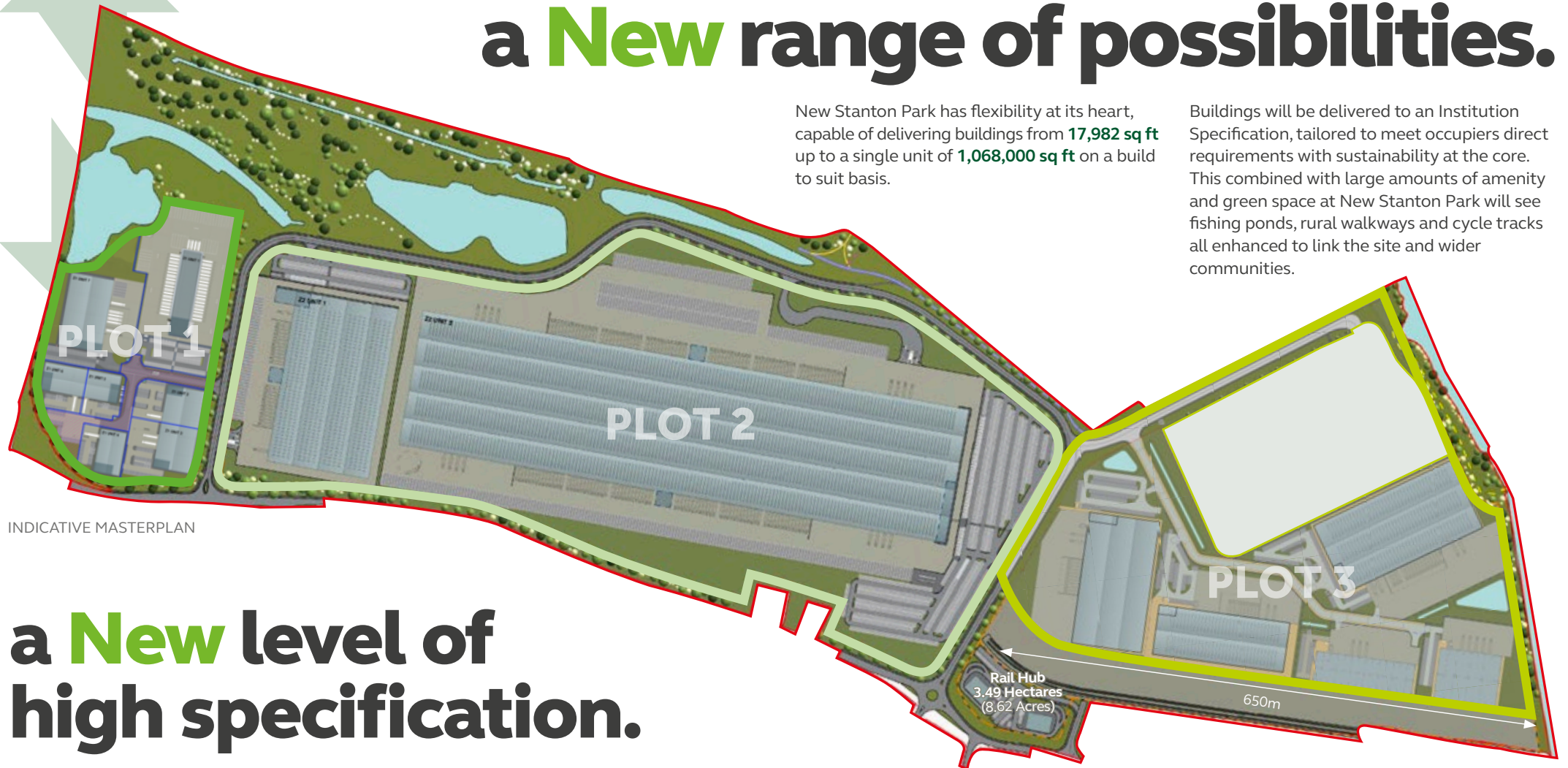
a **New** hub
for the
Midlands.



a **New** range of possibilities.

New Stanton Park has flexibility at its heart, capable of delivering buildings from **17,982 sq ft** up to a single unit of **1,068,000 sq ft** on a build to suit basis.

Buildings will be delivered to an Institution Specification, tailored to meet occupiers direct requirements with sustainability at the core. This combined with large amounts of amenity and green space at New Stanton Park will see fishing ponds, rural walkways and cycle tracks all enhanced to link the site and wider communities.



a **New** level of high specification.



Clear Internal
Height **28m**



Warehouse Roofing
to be **Solar Ready**



EV Charging
Capable



Rainwater
Harvesting



50kN/m²
Floor Loading



Target
EPC A Rating



Target
Net Carbon Zero



Solar Thermal
Hot Water System



Air Tightness to
1.5m³/hr/m²

Plot 1

New Stanton Park



Plot 2



PLOT 2

UNIT 1	SQ FT	SQ M
TOTAL GIA	260,199	24,173

SPECIFICATION	
Dock Doors	24
Level Doors	2
Trailer Spaces	44
Car/Motorcycle Spaces	220
Cycle Spaces	30

Net site area circa **10.86 acres**
(4.39 ha) approx.

UNIT 2	SQ FT	SQ M
TOTAL GIA	1,068,974	99,311

SPECIFICATION	
Dock Doors	150
Level Doors	16
Trailer Spaces	367
Car/Motorcycle Spaces	948
Cycle Spaces	100

Net site area circa **50.74 acres**
(20.53 ha) approx.

ALTERNATIVE INDICATIVE LAYOUTS

OPTION 1	SQ FT	SQ M
UNIT 1	260,199	24,173
UNIT 2	600,847	55,821
UNIT 3	546,579	50,779



OPTION 2	SQ FT	SQ M
UNIT 1	254,176	23,614
UNIT 2	423,548	39,349
UNIT 3	400,666	37,223
UNIT 4	400,692	37,226



Plot 3

New Stanton Park



PLOT 3					
UNIT 1	SQ FT	SQ M	UNIT 3	SQ FT	SQ M
TOTAL GIA	129,107	11,994	TOTAL GIA	43,331	4,026
SPECIFICATION			SPECIFICATION		
Dock Doors		10	Level Doors		3
Level Doors		2	Car Spaces		31
Car Spaces		110	Clear Haunch Height		8m
Clear Haunch Height		12.5m			
UNIT 2	SQ FT	SQ M	UNIT 4	SQ FT	SQ M
TOTAL GIA	90,200	8,380	TOTAL GIA	43,735	4,063
SPECIFICATION			SPECIFICATION		
Dock Doors		9	Level Doors		5
Level Doors		2	Car Spaces		41
Car Spaces		84	Clear Haunch Height		8m
Clear Haunch Height		10m			
UNIT 5	SQ FT	SQ M	SPECIFICATION		
TOTAL GIA	160,595	14,920	Dock Doors		15
			Level Doors		4
			Car Spaces		146
			Clear Haunch Height		15m



Amenity Plot

The amenity plot, fronting Lows Lane, has been incorporated to compliment the scale of New Stanton Park and deliver enhanced on-site amenity. Occupiers includes McDonalds, Starbucks and InstaVolt.



AMENITY PLOT		
CURRENT AVAILABILITY		
UNIT 3	SQ FT	SQ M
TOTAL GIA	3,000	278
UNIT 4	SQ FT	SQ M
TOTAL GIA	3,000	278

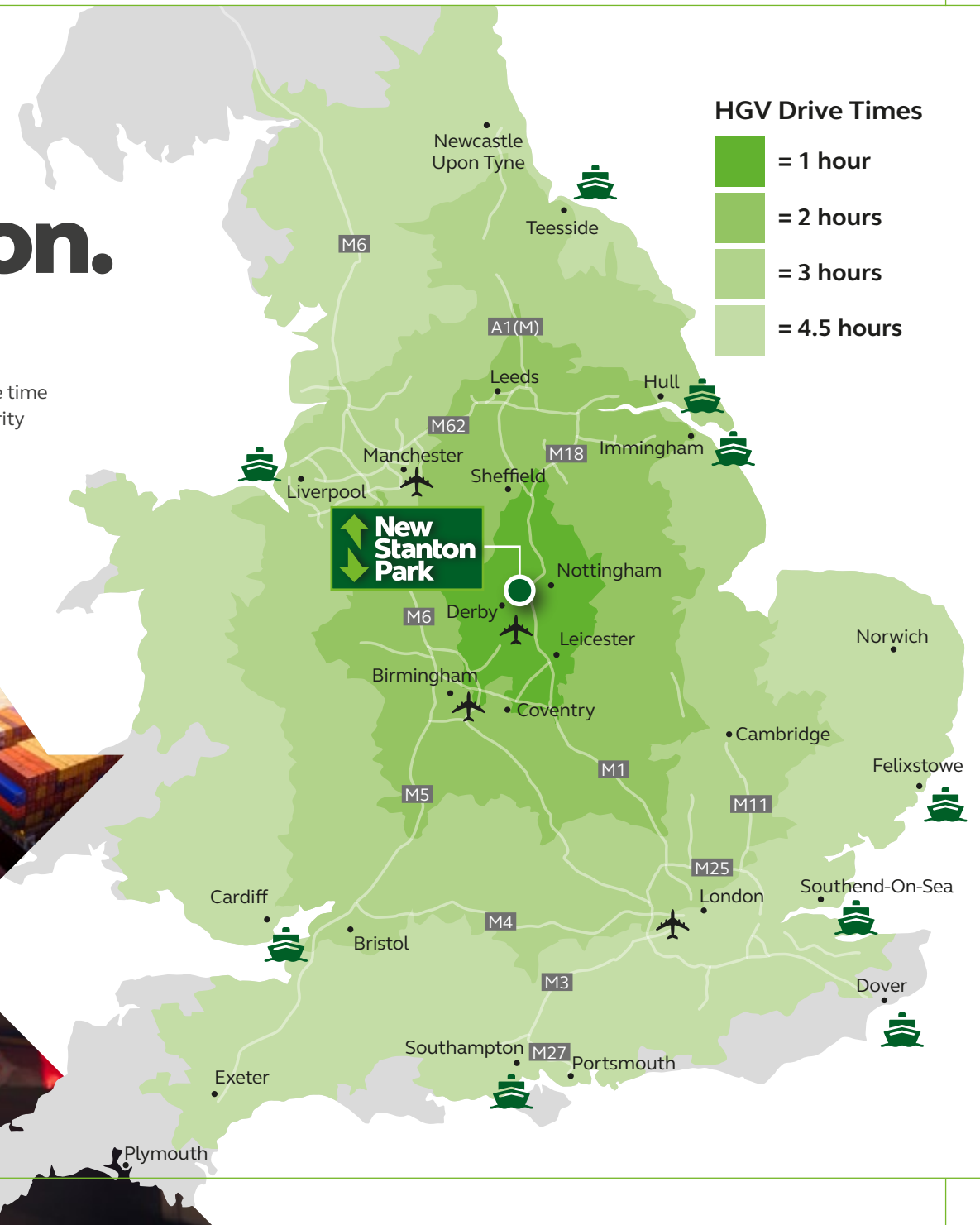
New Stanton Park

a **New** strategic distribution location.

Situated in the heart of the East Midlands, New Stanton Park is one of the best strategically located sites in the UK.

New Stanton Park is ideally positioned to access the UK national infrastructure. **C.10 minutes to the M1** with a HGV drive time of less than 4.5 hours to access the majority of the UK's key logistics routes, ports and airports.

HGV Drive Times



a New connection to the rail network.

Direct Midland Mainline rail connectivity





The development will see the proposed expansion of the existing rail hub, accessible by all occupiers on the park and offering direct mainline rail connectivity for goods and logistics movements direct to and from the UK's key ports. The proposal is capable of accommodating the largest of goods locomotive, with an 650 metre long siding on a site of c.8.62 acres.



Rail Hub
3.49 Hectares
(8.62 Acres)

650m

Drive Times

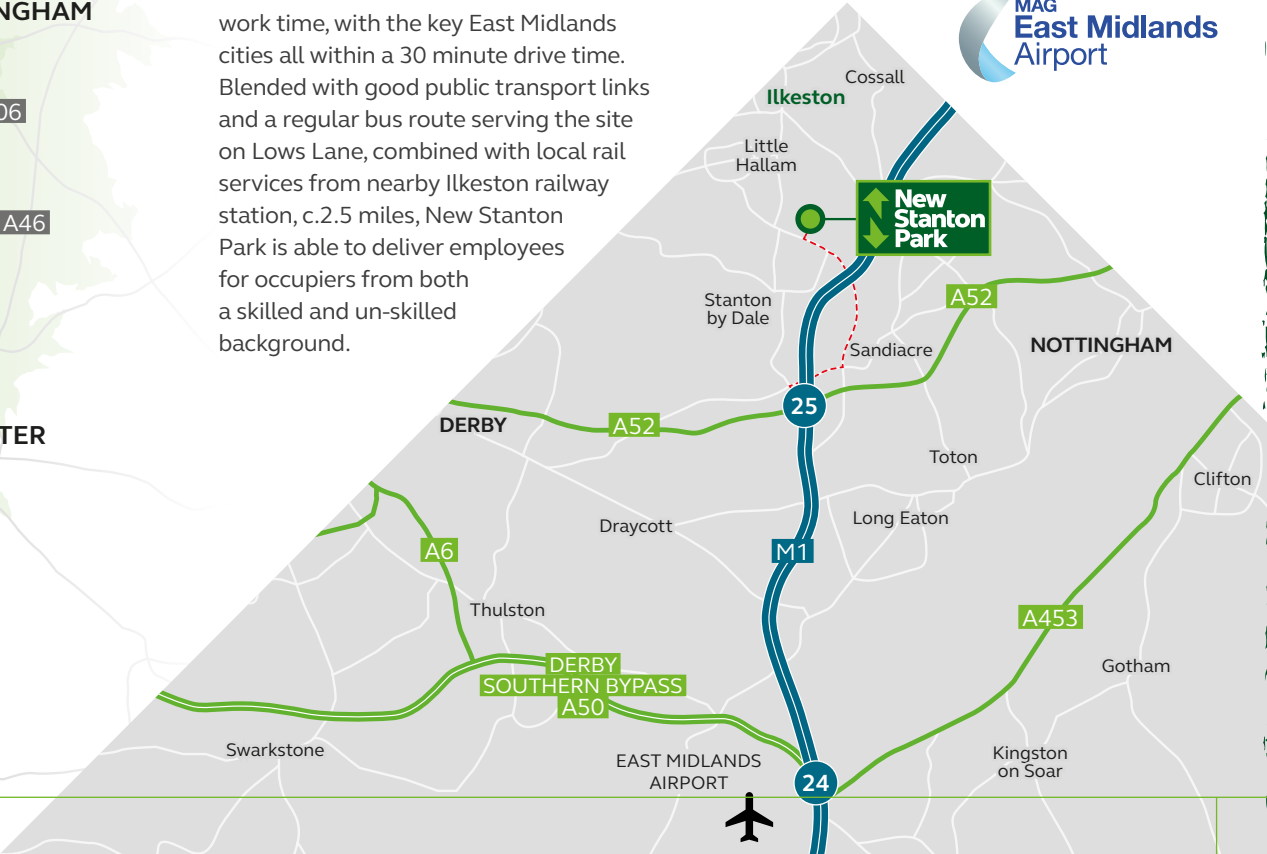
-  = 10 minutes
-  = 20 minutes
-  = 30 minutes
-  = 45 minutes



a New gateway to success.

Access to a large labour work force on your doorstep.

The strategic location of New Stanton Park pulls in a large potential labour catchment within a 45 minute drive to work time, with the key East Midlands cities all within a 30 minute drive time. Blended with good public transport links and a regular bus route serving the site on Lows Lane, combined with local rail services from nearby Ilkeston railway station, c.2.5 miles, New Stanton Park is able to deliver employees for occupiers from both a skilled and un-skilled background.



a **New** pool of the right people.

New Stanton Park delivers access to talent and a multi-skilled workforce.

New Stanton Park is situated within the borough of Erewash, Derbyshire with an urban area of just over 115,000 population. The surrounding East Midlands having a population of over 4.5million, combined offering a significant pool of potential labour to occupiers.

(ONS population estimates 2019)

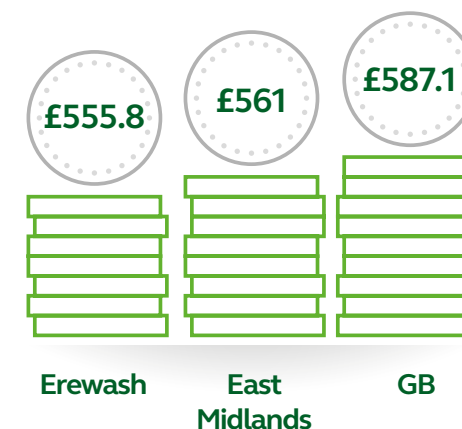


NVQ3 & Above



Gross Weekly Pay

(by residence)



Economically Active



Erewash

83.2%
62,700

East Midlands

80%
2,444,000

GB

79.1%

Workers in Transportation and Storage



Region	Percentage
Erewash	5.3%
East Midlands	6.2%
GB	4.9%

INDICATIVE IMAGE

Tenure

Buildings are available on a freehold or leasehold basis.

Planning

Planning permission (ERE/1221/0002) has been granted for industrial / warehouse uses falling within use classes E1 (g)(iii), B2 and B8 with eaves heights up to 28m.

Service Charge

A service charge is payable to cover the upkeep & maintenance of the common areas and infrastructure. Further details available from the joint agents.

Price / Rent

Upon application.

Lease Terms

The Buildings are available on new full repairing and insuring lease terms.

VAT

VAT applies at the standard rate.



VERDANT

Verdant Regeneration

Verdant Regeneration Ltd is the trading entity for the development of New Stanton Park. The Verdant Regeneration company directors have already developed over 40 acres of land adjacent to the site. They have also developed and constructed industrial sites for over 30 years. Over this time, they have carried out property development from industrial sheds to commercial offices and overseas projects. These included several sites which were developed from brownfield sites.

verdantregeneration.co.uk



New Stanton Park



VERDANT

Further Information



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PLOT 1

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PLOT 2

M1 / Kimmre

PLOT 3

M1 / Innes England



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