

PLP

A development by
 **PLP**

Nottingham

AVAILABLE Q4 2027

M1 Junction 27

458,792 sq ft

68,652 sq ft

171,724 sq ft

Three unit logistics development adjacent to M1 J27



At the centre of UK logistics

Nottingham is one of the UK's most strategically positioned industrial and logistics locations, with a Greater Nottingham population of approximately 680,000 and access to a substantial regional labour pool.

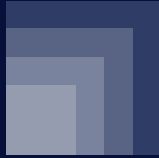
Benefitting from a young, highly skilled workforce, strong manufacturing heritage and excellent connectivity via the M1 and wider East Midlands motorway network, Nottingham continues to attract major occupiers across the industrial, logistics and advanced manufacturing sectors.

LOCATION	MILES	MINS	ROAD LINKS	MILES	MINS
Nottingham	11	24	M1 Junction 27	0.4	1
Derby	20	27	A38	3.8	5
Leicester	36	47	A60	6.1	11
Birmingham	57	57	A6	13	19
London	134	165	M42 Junction 11	33	32

RAIL FREIGHT	MILES	MINS	AIRPORTS / PORTS	MILES	MINS
East Mids Gateway	19	23	East Midlands Airport	20	24
BIFT	42	47	Birmingham Airport	55	58
Hams Hall	48	51	Humber Docks	82	82
DIRFT	55	56	Merseyside Docks	121	160



77%
of the UK population
within a four-hour drive



Drive Times
1 / 2 / 3 / 3+ hours



Positioned for National Reach



<1 mile

Less than 1 mile drive to
the M1 Junction 27



Sherwood
Business
Park

WILLOW DRIVE

MANSFIELD ROAD

J27

M1

UNIT 3

UNIT 2

UNIT 1

2 Storey Office

Office

Office

1 minute drive to
M1 Junction 27

Unit 1 458,792 sq ft

Unit 2 68,652 sq ft

Unit 3 171,724 sq ft

Unit 1

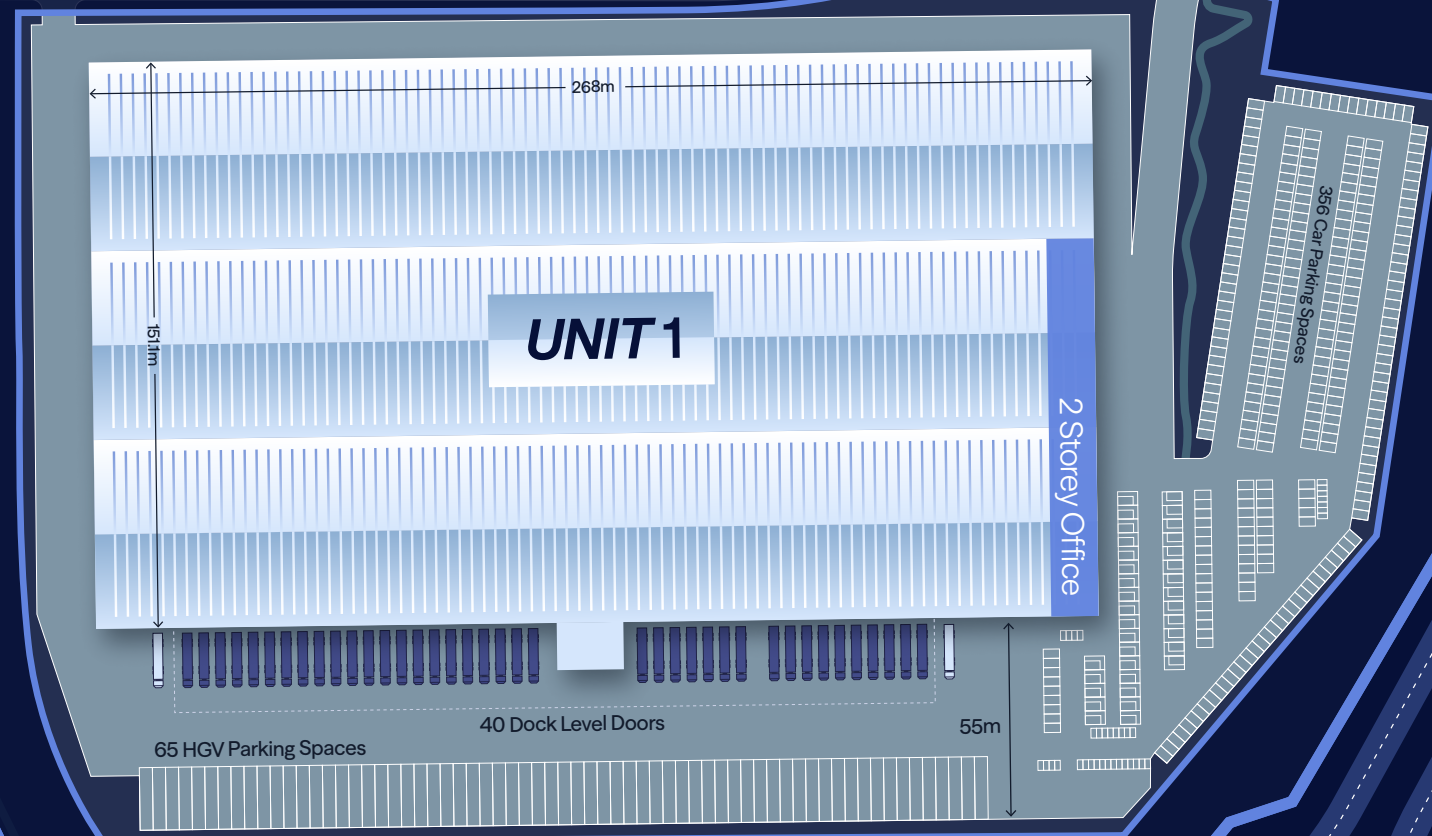
458,792 sq ft

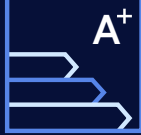
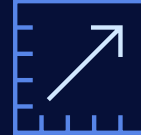


Unit 1

	sq ft GIA	sq m GIA
Unit	433,878	40,308
Offices	20,623	1,916
Hub Offices	4,000	372
Gatehouse	291	27
Total	458,792	42,623

Subject to final measurement on PC



 2 Level Access Doors	 40 Dock Level Doors	 15m Haunch Height
 A+ Targeting EPC	 Outstanding Targeting BREEAM	 55m Yard Depth
 8 MVA* Power Supply	 50 kN/m² Floor Loading	 365 / 65 Car / HGV Parking

*To be shared across the logistics park



Unit 2

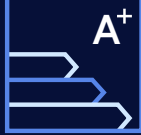
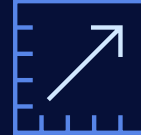
68,652 sq ft

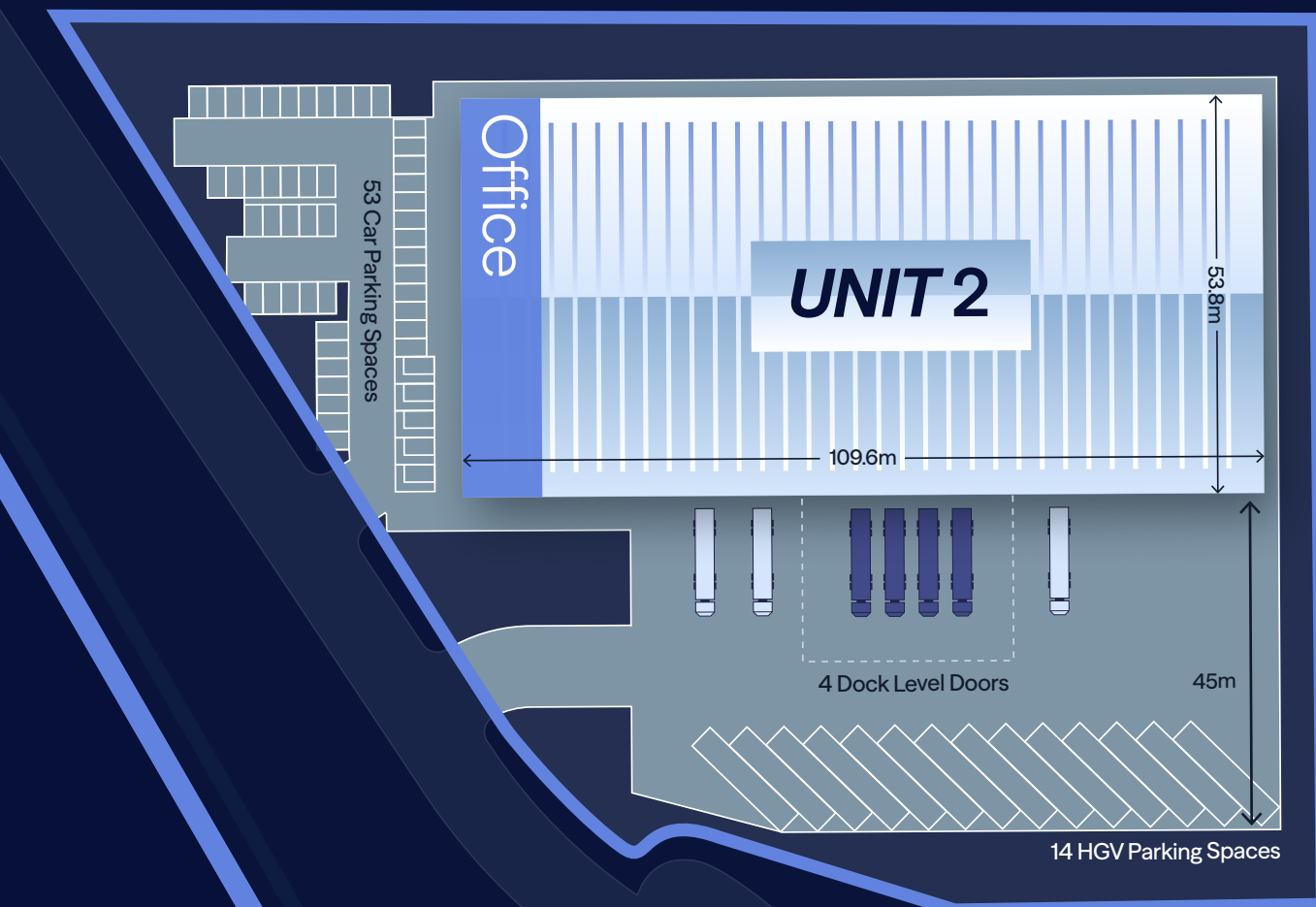


Unit 2

	sq ft GIA	sq m GIA
Unit	61,957	5,756
Offices	6,695	622
Total	68,652	6,378

Subject to final measurement on PC

 3 Level Access Doors	 4 Dock Level Doors	 12.5m Haunch Height
 A+ Targeting EPC	 Outstanding Targeting BREEAM	 45m Yard Depth
 8 MVA* Power Supply	 50 kN/m² Floor Loading	 53 / 14 Car / HGV Parking



 Dock Level Doors
 Level Access Doors

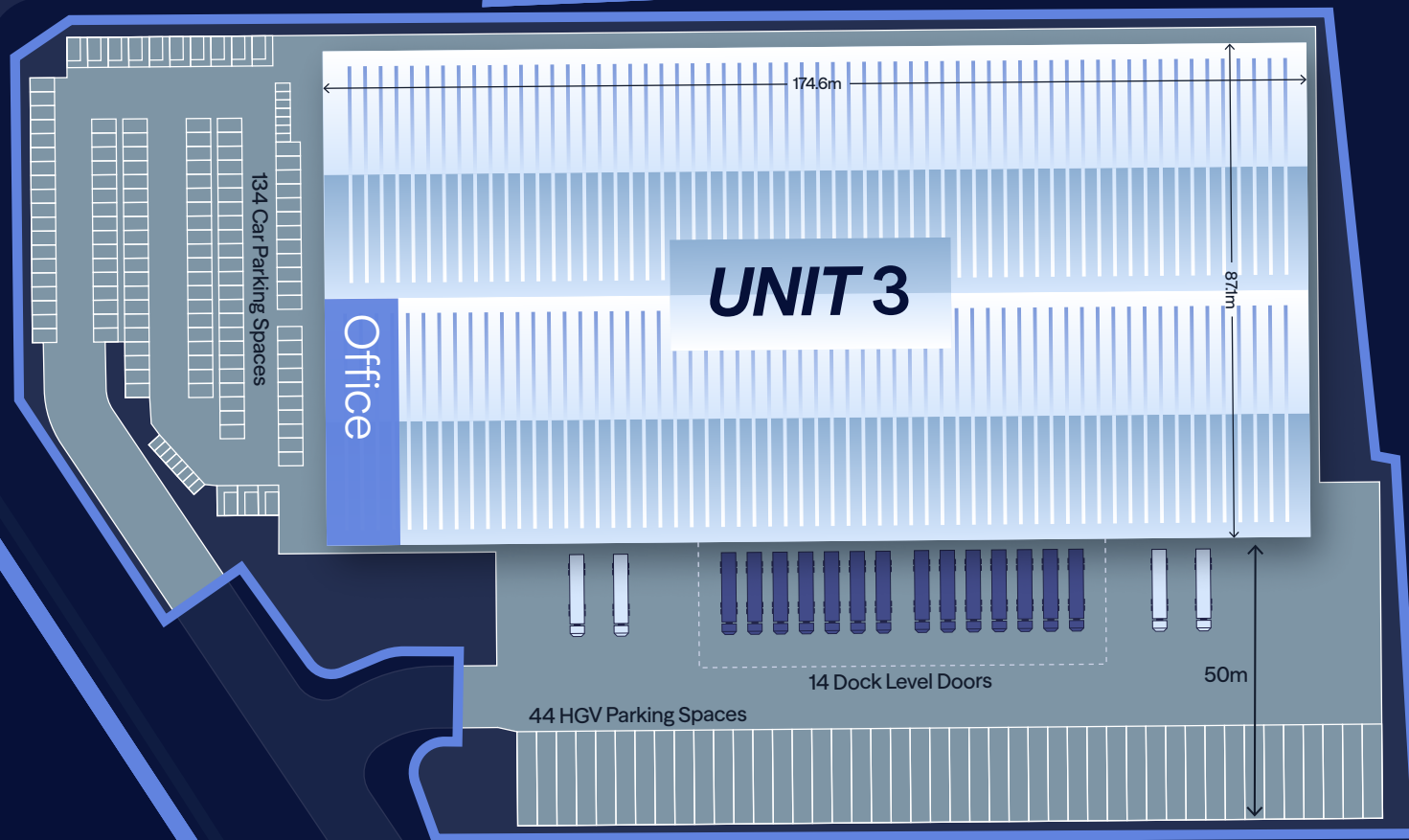


Unit 3

171,724 sq ft



Unit 3



	sq ft GIA	sq m GIA
Unit	161,862	15,037
Offices	9,862	916
Total	171,724	15,953

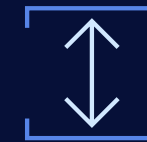
Subject to final measurement on PC



4
Level Access Doors



14
Dock Level Doors



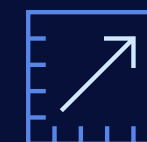
15m
Haunch Height



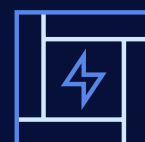
A+
Targeting EPC



Outstanding
Targeting BREEAM



50m
Yard Depth



8 MVA*
Power Supply



50 kN/m²
Floor Loading



134 / 44
Car / HGV Parking



Sustainability Credentials

Built for the demands of modern logistics, PLP Nottingham takes a long-term approach to performance, efficiency and environmental impact. The development is designed to help occupiers operate more responsibly today, while remaining adaptable to changing technologies, business needs and sustainability standards.

Solar PV panels →
Net zero construction ↓



A+
Targeting EPC



Outstanding
Targeting BREEAM



LED
Lighting



55 spaces
EV Charging



Rainwater
Harvesting



10%
Roof Lighting



Photovoltaic
PV Panels



Net Zero
Construction On-Track



PLP

Nottingham

A development by
 PLP



David Tew

david.tew@savills.com
07779 860 176

Andrew Jackson

aljackson@savills.com
07747 774 201

APEX

James Harrison

james@apexllp.com
07775 905 415

Cameron Mitchell

cam@apexllp.com
07392 092 534

**AVISON
YOUNG**

Alex Thompson

alex.thompson@avisonyoung.com
07780 257 156

David Willmer

david.willmer@avisonyoung.com
07831 820 651

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