

ROSELAND

BUSINESS PARK

A1, LONG BENNINGTON,
NOTTINGHAM, NG23 5FF

TO LET : Plot C

DESIGN & BUILD

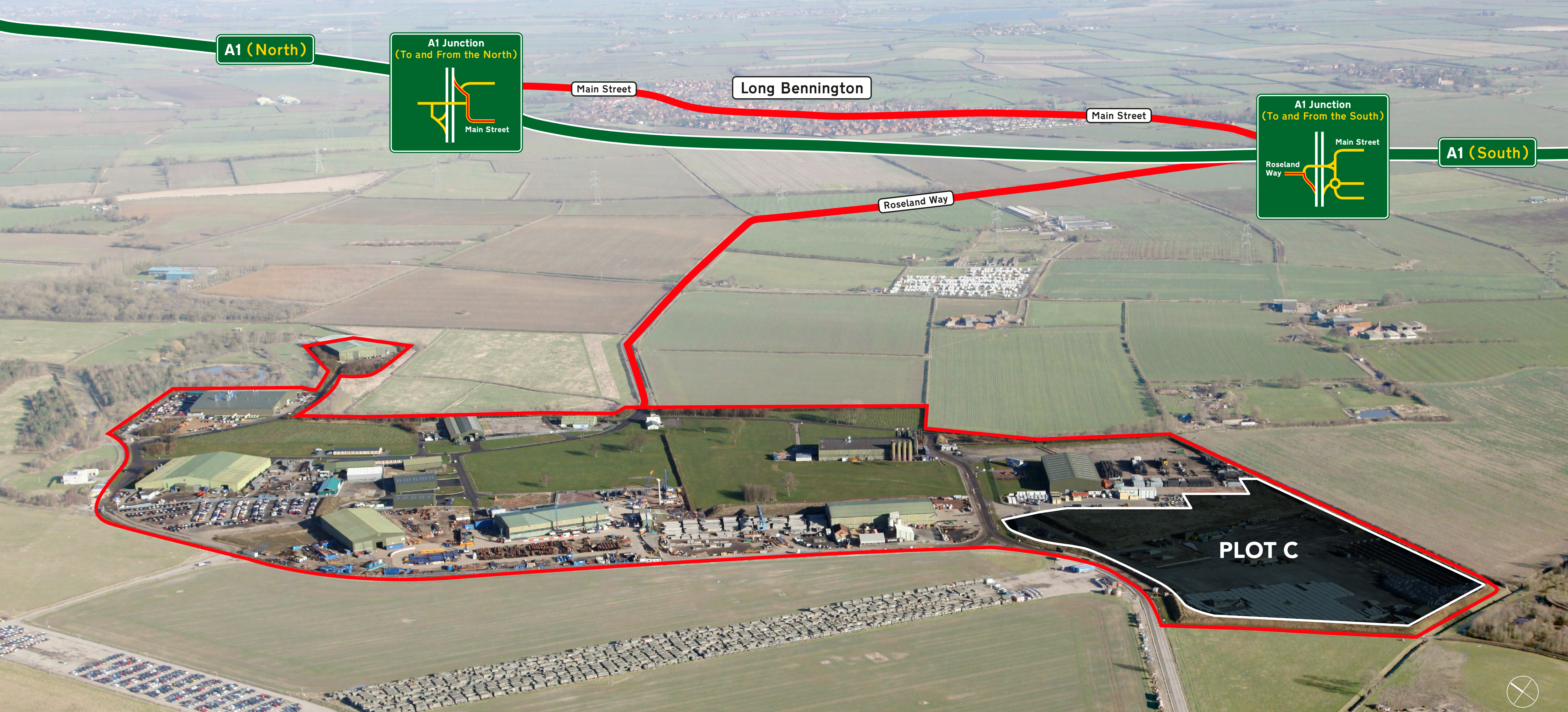
INDUSTRIAL / WAREHOUSE SPACE

FROM 100,000 SQ FT TO 200,000 SQ FT

IMMEDIATE START ON SITE

(subject to planning)

- Established Business Park Location
- Immediate access to A1
- 24/7 Security
- Infrastructure and Services in Place



ROAD

Roseland Business Park is situated immediately to the south west of Long Bennington on the western side of the A1 dual carriageway. The Park benefits from direct access to the A1 dual carriageway via a private road, approximately 1.25 miles distant.

Drive times from Roseland

Nottingham	40 min
Felixstowe	2 hrs 19 min
London	2 hrs 30 min
Bristol	2 hrs 44 min
Newcastle	2 hrs 47 min
Southampton	3 hrs

AIRPORTS

East Midlands Airport is only 50 minutes away, serving over 4 million passengers every year. Main business routes include Paris, Berlin, Barcelona and Brussels. The Airport serves over 80 direct destinations and one of the UK's busiest pure cargo airports, second only to Heathrow.

DEMOGRAPHICS

National Demographic

2 million	people within 1 hour drive
16 million	people within 2 hour drive
41 million	people within 3 hour drive
54 million	people within 4 hour drive

Local Demographic

5,832	people within 10 min drive
76,037	people within 20 min drive
158,042	people within 30 min drive
321,934	people within 40 min drive

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SITE PLAN (NTS)

*For illustration purposes only



MASTERPLAN



ROSELAND

BUSINESS PARK

A well-established multi-let Industrial Estate comprising 27 existing units and benefiting from 24/7 security with an established occupier base. Further design and build options are available up to 200,000 sq ft.

DESIGN & BUILD

It is proposed the units will be built to a Grade A specification, with flexibility to suit occupiers needs. Typical specification will include;

- High quality & sustainable buildings
- Fully fitted offices
- Floor loading from 50 kN/ sq m
- 3 phase power supply
- Self-contained site with secure and level service yards
- Car parking
- High quality landscaped environment

SIZE

Plot C can deliver buildings from 100,000 sq ft up to 200,000 sq ft.

OVEN READY

Plot C is serviced and ready to go, subject to detailed planning consent. A full design team is in place to quickly react to occupiers requirements.

TERMS

Available by way of a new FRI lease, subject to a service charge, full terms to be agreed.

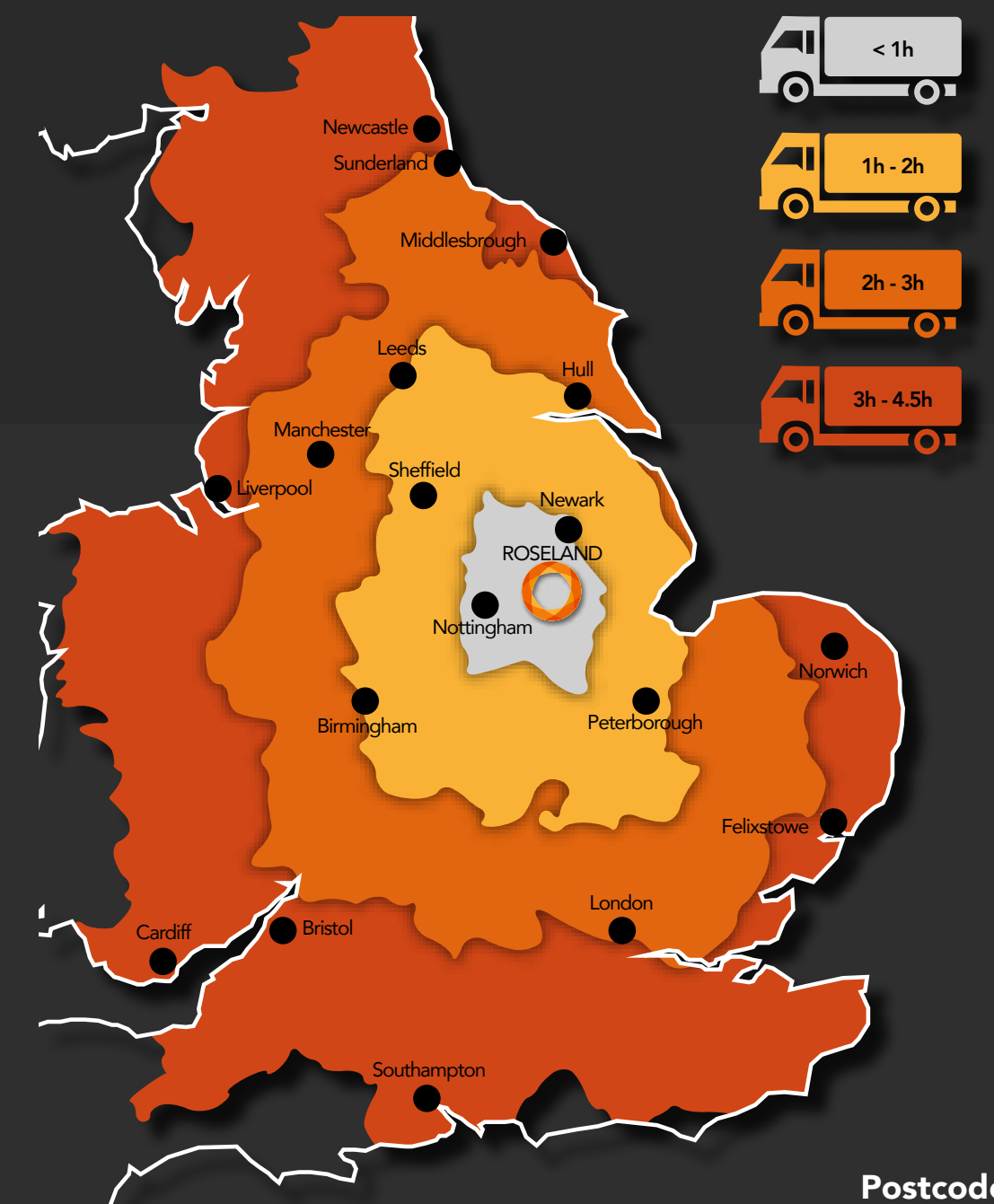
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PROMINENT POSITION

Long Bennington is located almost equidistant between Newark and Grantham, each being approximately 7 miles distant to the north and south-east respectively. The city of Nottingham lies 16 miles to the west whilst Sheffield is 40 miles to the north-west. Leicester and Birmingham are situated 37 and 55 miles respectively to the south-west.

HGV TRAVEL TIMES



Postcode: NG23 5FF

www.roselandbusinesspark.co.uk

ROSELAND

B U S I N E S S P A R K

**A1, LONG BENNINGTON,
NOTTINGHAM, NG23 5FF**

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www.roselandbusinesspark.co.uk



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