

POSTCODE

NG7 2TG

NEW  
**HORIZON**  
NOTTINGHAM

The dawn of one of the  
region's best connected  
**industrial & logistics**  
developments.

150,000  
470,000 sq ft

# SOMETHING NEW IS ON THE HORIZON

**New Horizon brings about the dawn of one the region's best connected industrial & logistics developments.**

New Horizon is superbly located on the fringes of Nottingham and delivers occupiers access to a large and varied workforce.

Buildings from 150,000 sq ft – 470,000 sq ft can be delivered on a tailored design and build basis, delivered to a Grade A specification.

Located adjacent to the Boots Campus, New Horizon is part of the wider established and popular Lenton Lane industrial area of Nottingham.

Accessed via Thane Road/A52, the site links directly to the A453 dual-carriage way and onward to J24 M1 south and J25 M1 north.

## Labour and Demographics

New Horizon is truly connected, offering excellent public and private transport connectivity, combined with a large labour pool, all balanced with a variety of nearby amenities.

As an occupier, there really is no better place to be located.

DRIVETIME  
journey to work area

# 45mins

PEOPLE IN  
EMPLOYMENT

# 939,000

Source: Nomis 2016

UNEMPLOYED AND  
LOOKING FOR WORK

# 22,800

Source: Nomis 2016

PEOPLE EMPLOYED IN  
WAREHOUSING / TRANSPORT

# 41,385

Source: Nomis 2016

NUMBER OF PEOPLE OF WORKING  
AGE IN JOURNEY TO WORK AREA

# 1,353,023

Source: ONS Annual Population Survey, August 2018

## Nottingham A prime location



**1,000,000,000**  
invested in infrastructure  
in the city and county



**CORE DISTRIBUTION**  
and related activities account  
for 5.6% of all residents'  
jobs well above the national  
average of 4.6%



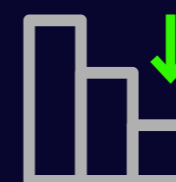
**7%**  
**LOWER**  
salary and office  
costs than UK  
average



One of the  
**YOUNGEST**  
populations  
in the UK



**77%**  
of UK  
population within  
4hr drivetime



**SALARY RATES**  
Front-line distribution and  
warehousing staff **all below**  
national average



**28,100**  
**PEOPLE IN NOTTINGHAM**  
**EMPLOYED BY LOGISTICS FIRMS**  
in Nottingham, 9.7% of national average



**TOP**  
**LOCATION**  
for graduate  
employers



**NOTTINGHAMSHIRE**  
is in the top tier of distribution  
locations nationally by scale

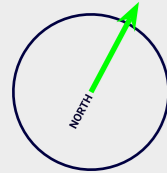
**63,000**  
**STUDENTS**  
A YEAR



**ACCESS TO**  
**WORKFORCE**  
of **1.3M**



**GRADE A  
SPECIFICATION  
TAILORED TO  
SUIT OCCUPIERS**



**Indicative Accommodation**

<b>Unit 1</b>	44,048 m <sup>2</sup>	474,132 ft <sup>2</sup>
Warehouse	42,556 m <sup>2</sup>	458,072 ft <sup>2</sup>
Ground Floor Offices	746 m <sup>2</sup>	8030 ft <sup>2</sup>
1st Floor Offices	746 m <sup>2</sup>	8030 ft <sup>2</sup>



Option 01

- 

**18.0m**  
EAVES HEIGHT  
TO HAUNCH
- 

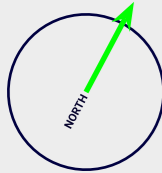
**43**  
HGV PARKING SPACES
- 

**294**  
CARS
- 

**4** LEVEL  
ACCESS DOORS
- 

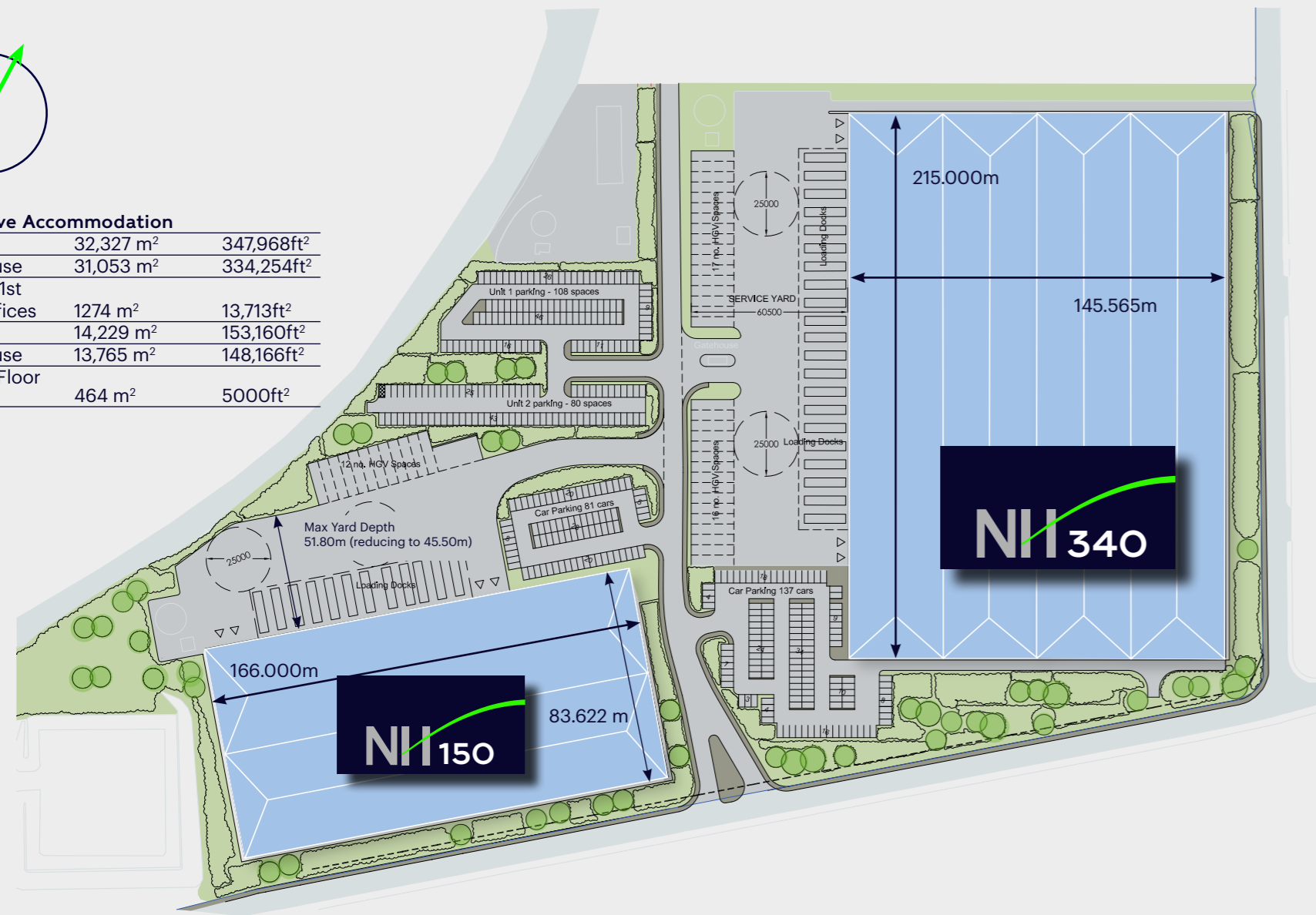
**38**  
LOADING DOCKS
- 

**50**  
kN / m<sup>2</sup>  
MAX FLOOR  
LOADING



**Indicative Accommodation**

<b>Unit 1</b>	32,327 m <sup>2</sup>	347,968ft <sup>2</sup>
Warehouse	31,053 m <sup>2</sup>	334,254ft <sup>2</sup>
Ground/1st Floor Offices	1274 m <sup>2</sup>	13,713ft <sup>2</sup>
<b>Unit 2</b>	14,229 m <sup>2</sup>	153,160ft <sup>2</sup>
Warehouse	13,765 m <sup>2</sup>	148,166ft <sup>2</sup>
Ground Floor Offices	464 m <sup>2</sup>	5000ft <sup>2</sup>



NH 150 / 340

**18.0m**  
EAVES HEIGHT  
TO HAUNCH

**50**  
kN / m<sup>2</sup>  
MAX FLOOR  
LOADING

**150**  
HGV SPACES

NH 150

**161**  
CARS

**4**  
LEVEL  
ACCESS DOORS

**12**  
LOADING  
DOCKS

NH 340

**245**  
CARS

**4**  
LEVEL  
ACCESS DOORS

**21**  
LOADING  
DOCKS

Option 02



**CONNECTIVITY**  
**AT ITS CORE**

Site  
Situation

Located in an established commercial area, the site is situated just over three miles south-west of Nottingham city centre.

The surrounding area has a range of uses ranging from car dealerships, cash and carry, leisure facilities, industrial and office uses.

Amenities are provided at the nearby Redfield Way leisure complex and Riverside Retail Park. Access to the property is via both Thane Road and Bull Close Road, which in turn connect immediately to the city's ring road (A52).

The site has excellent access to the region's major road networks.





Location & Connectivity

Nottingham is the economic powerhouse for the East Midlands and, positioned at the heart of the UK, is the principal commercial centre for the region.



SATNAV POSTCODE  
**NG7 2TC**

ROAD

Nottingham	2.8 miles	11 min
Jct24 M1	9.3 miles	15 min
Jct25 M1	9.2 miles	27 min
M69	30.4 miles	37 min
Leicester	28 miles	40 min
M6	42.1 miles	47 min
Birmingham	56 miles	1hr 7 min
Manchester	95 miles	1hr 59 min
London	126 miles	2hr 30 min

PORTS

Felixstowe	146 miles	3hr 9 min
Immingam	95 miles	1hr 36 min
Liverpool	138 miles	2hr 30 min

AIR

East Midlands Airport	11.5 miles	20 min
Birmingham Airport	45.3 miles	55 min
Heathrow Airport	142 miles	2hr 16 min



WHOLE UK POPULATION EASILY ACCESSIBLE

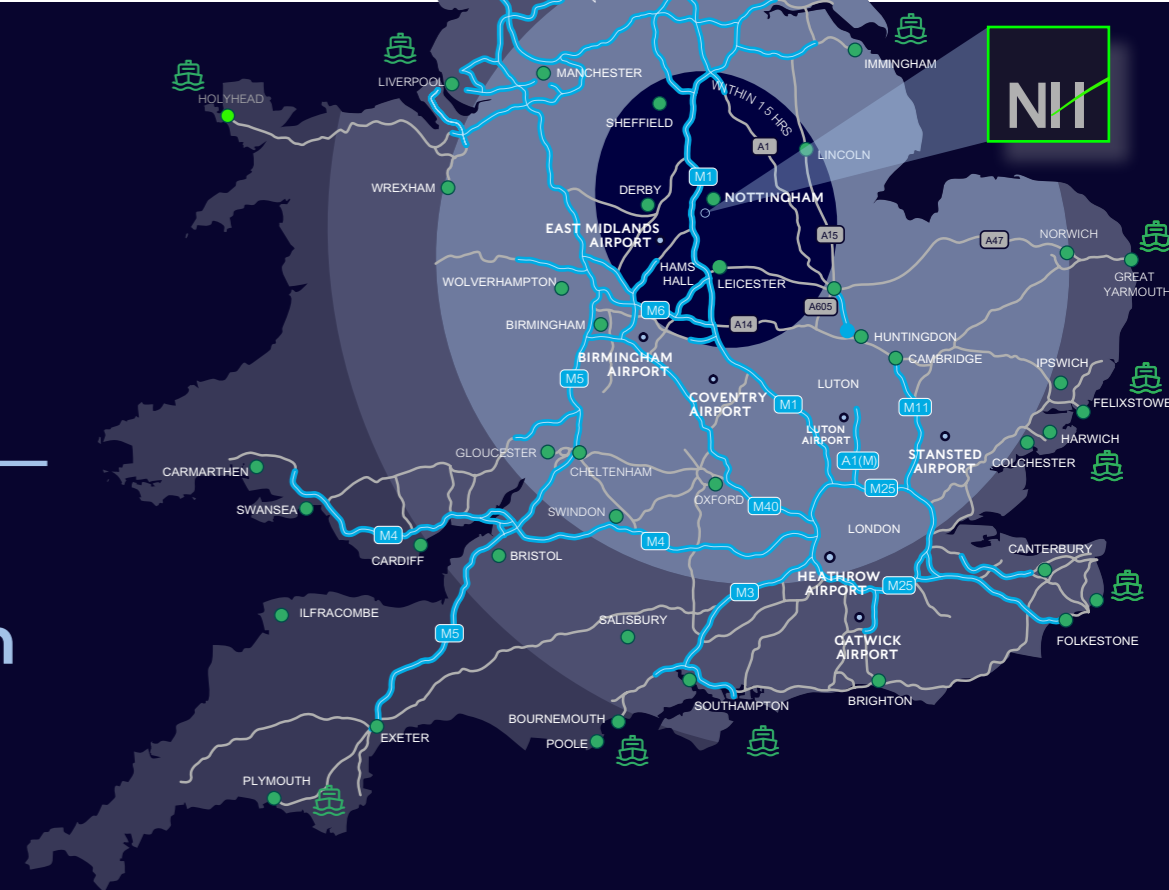
**4.5 hours**

CENTRE OF UK'S 8TH LARGEST URBAN AREA

**8th largest**

NOTTINGHAM HAS A POPULATION OF OVER

**1.3 million**



## Henry Boot Developments

Henry Boot Developments (HBD) is one of the most progressive property companies currently working in the UK.

With six regional offices, we are part of the 130-year-old London Stock Exchange listed Henry Boot Group of Companies, and have a commercial development pipeline of over £1 billion.

For more information on HBD, visit: [henrybootdevelopments.co.uk](http://henrybootdevelopments.co.uk).

### EXPERIENCE THAT COUNTS

Ferdinand Bilstein UK  
Paul Dodgson,  
Operations Manager

“An enthusiastic company which produced a fantastic property for our business to relocate and expand. We required a bespoke and high quality building to fit with our company brand and ethos, and we were confident Henry Boot Developments could deliver this.”



Great Bear Exterior



Markham Vale Exterior

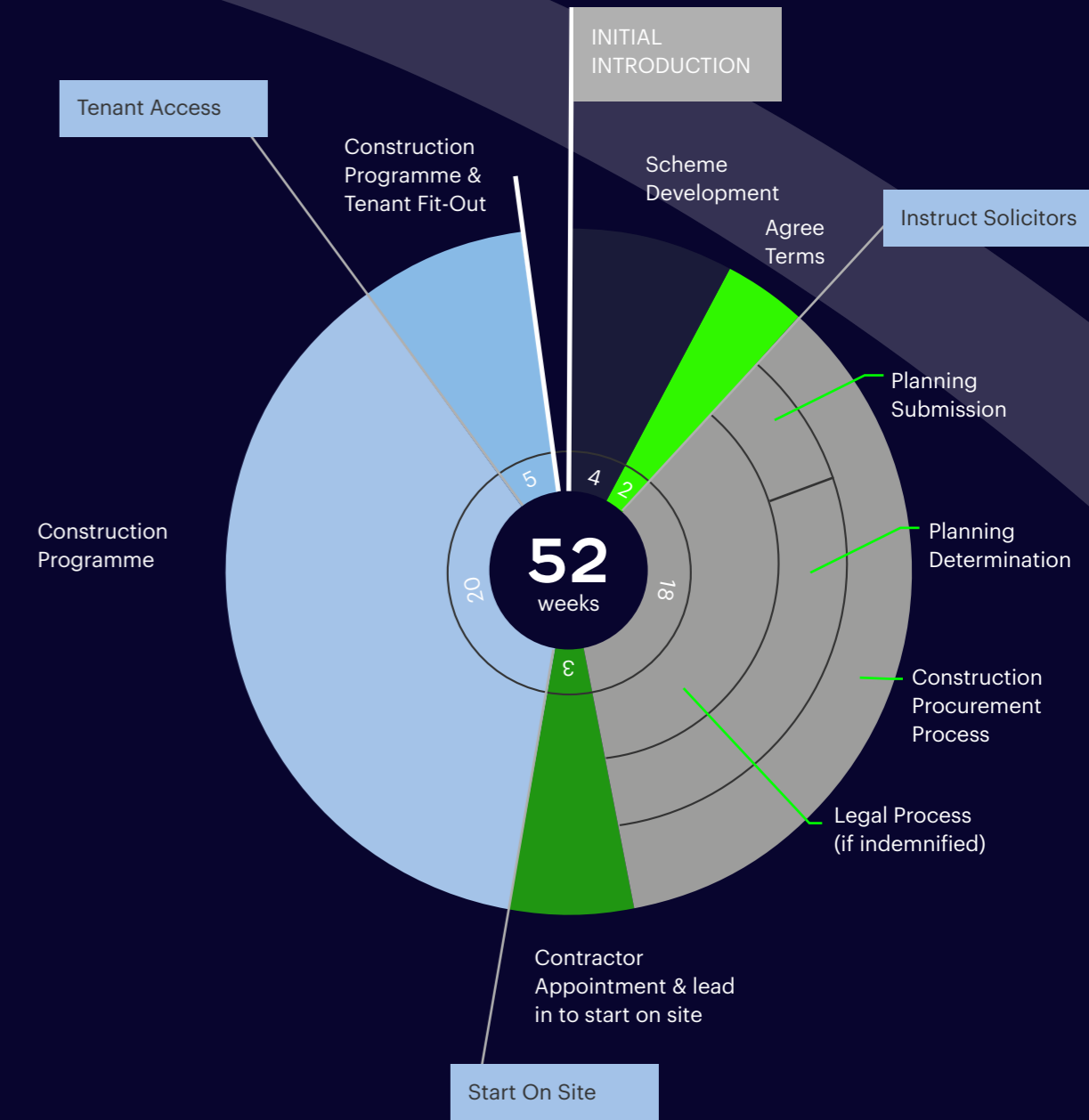


Markham Vale Internal

## Delivery Schedule

The procurement of new bespoke facilities at New Horizon has been refined in order that some of the quickest delivery timescales in the market can be achieved.

This includes the pre-contract design development, planning and construction phases, all developed in conjunction with a highly experienced team of professional consultants.



# newhorizon nottingham .co.uk

For further information, contact:



James Keeton  
+44 (0)115 908 2141  
James.Keeton@eu.jll.com

Matthew Smith  
+44 (0)115 908 2120  
Matthew.Smith@eu.jll.com



James Clements  
+44 (0)121 233 6460  
James.Clements@knightfrank.com

Edward Kennerley  
+44 (0)121 233 6461  
Edward.Kennerley@knightfrank.com

A development by:

**Henry Boot**  
**DEVELOPMENTS**

LEGAL: Each party to be responsible for their own legal costs.  
MISREPRESENTATION ACT: JLL and Knight Frank act for themselves and for the vendors or lessors this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of JLL or Knight Frank has any authority to make any representation of warranty whatsoever in relation to this property.  
Designed by Aim Studio: [www.madebyaim.co.uk](http://www.madebyaim.co.uk). September 2018