

## To Let

Prime Last Mile Unit

High Specification

**111,081 Sq Ft**

**Under Refurbishment**

## Sherwood 111

Sherwood Park

Nottingham

**NG15 ODS**



 Sherwood 111



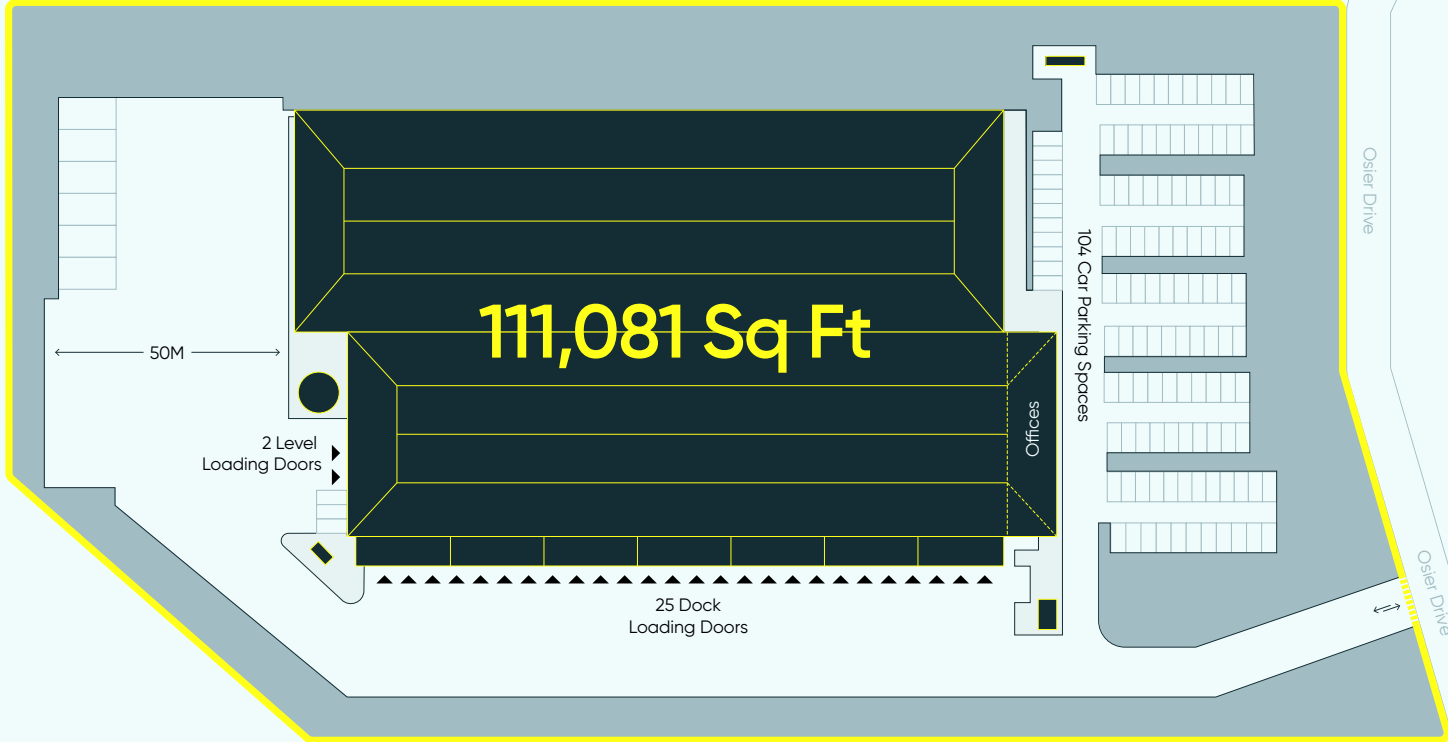


# Flexible Space Designed to Suit a Range of Uses

Distinguished by its impressive dock loading door ratio, Sherwood 111 features an exceptionally low site cover of 30%, maximizing operational space.

A generous yard depth of up to 50M ensures optimal efficiency for loading and unloading activities, utilising 25 dock level loading doors and a further 2 level loading doors making it an ideal choice for businesses seeking a high-performance and strategically located logistics facility.

The site also benefits from a secure gated yard with its own gatehouse, a private 104 car parking space area, first floor offices, a large kitchenette, staff dining space and outdoor communal seating space for staff.



Area (GIA)	Area (Sq M)	Area (Sq ft)
<b>Ground</b>		
Warehouse	9,637	103,731
<b>First</b>		
Office	336	3,618
<b>Second</b>		
Plant Room	348	3,732
<b>Total (GIA)</b>	<b>10,320</b>	<b>111,081</b>



First Floor Offices



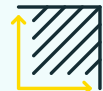
104 Car Parking Spaces



Target EPC Rating A



50M Yard Depth



111,081 Sq Ft Total Area



25 Dock Loading Doors



7.48 Acre Site Area



2 Level Loading Doors



30% Site Cover



10M Eaves Height



# Nurturing Biodiversity for a Sustainable Future

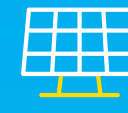
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EV Charging Points



LED Lighting Throughout



PV Panels



Cycle Storage



Target A Rating



Rain Water Harvesting



Targeting BREEAM Very Good



Air Source Heat Pump M&E to Ancillary Areas





# Logistics Specialist Lead Location



📍Sherwood111

Sherwood 111 stands out as a pivotal hub for logistics and last-mile operations, strategically positioned with unparalleled access to key regional centres, including Nottingham and Derby City Centre, both within approximately 20 miles.

Positioned just 1.2 miles to the West, the unit offers seamless connectivity to the motorway network through the M1 (J27).

Sherwood Park is just 20 miles away from East Midlands Airport, the UK's largest dedicated cargo air cargo operation which handles over 370,000 tonnes of cargo each year. EMA is a major global hub for DHL, UPS, FedEx and Royal Mail.

1,698,698

People are reachable with a 30 minute drive.

69.4%

Of the local population are economically active.

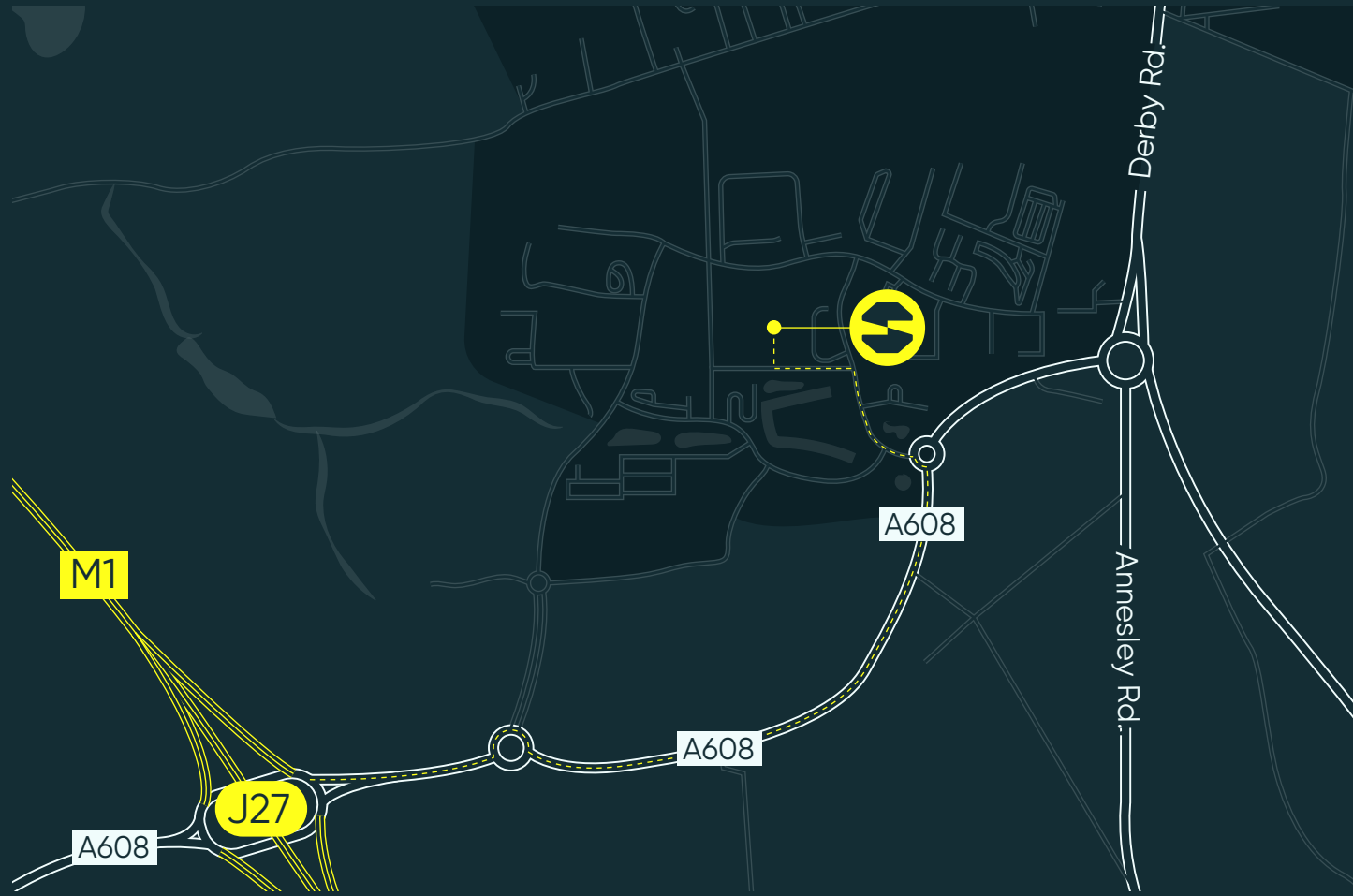
13.5 Million

People are reachable with a 4 hour drive.

£570.3

The local wage is £71.7 less than the UK Average.

Sources: ONS Survey, Nomis, Google Maps



🚗	Minutes	Miles	📍	Minutes	Miles	✈️	Minutes	Miles
M1 J27	3	1.2	Mansfield	16	7	East Midlands Airport	25	20
A38	12	4.6	Nottingham	20	11.3	Immingham Docks	82	80.5
A52	22	15.1	Derby	25	20.7	Liverpool Port	142	95.1
A46	30	17.7	Sheffield	56	31.4			
A1	45	24.7	Birmingham	67	58.1			

# Sherwood 111

## Further Information

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