



**FOR SALE/ TO LET**  
**3.76 acres (1.52 ha)**



J26 M1

A610



Park & Ride

Tram

Millennium Way

A610

**PHOENIX**  
3.76 acres (1.52 ha)

**OWN YOUR OWN BUILDING**  
**FREEHOLD TURNKEY PACKAGES AVAILABLE**

**Subject to a Variety of Uses:**  
**Warehouse, Trade Counter, Storage, Automotive/Roadside + More**

**Drone VT click here**

1 mile J26 M1

Just off A610 adjacent to  
**Park & Ride and Tram Stop**

3.5 miles Nottingham  
City Centre

## Turnkey Redevelopment Opportunity

The strategic nature of the site may offer a redevelopment opportunity subject to planning. Uses may include:

- Office
- Warehousing
- Trade Counter
- Leisure
- Hotel
- Residential
- Automotive & Roadside
- Scientific
- Storage
- Sustainable Resources

At present Phoenix offers a substantial building set within a self contained site offering the following:

- Three storey building
- LED lighting
- Raised Floors and suspended ceilings
- Open plan space
- Car parking for 270 vehicles
- WC facilities
- Offices situated around a central core giving excellent natural light



Floor		sq ft	sq m
Ground	(Offices/Reception)	17,910	1,663.92
First	(Offices)	15,600	1,449.25
Second	(Offices)	13,447	1,249.23
<b>Total Net Internal Area</b>		<b>46,957</b>	<b>4,362.40</b>

## Planning

The site known as Phoenix is located on the established Phoenix Business Park. Nottingham City Council have recently reconfirmed the Parks allocation as a "Existing Business Park / Industrial Estate" within the Land and Planning Policies Document. Therefore the site is suitable for all development under the use classes B1, B2 and B8 uses.

## Tenure

The property is available freehold or leasehold.

## Terms

Upon application to the joint agents.

## EPC

The EPC rating for the property is C.

## Services

We understand all mains services are connected to the property.

## Legal Costs

Each party to bear their own legal costs.



## Demographics

[Drone VT click here](#)

### Social Grade



9% AB/49% C1/C2/  
41.4% DE

### Working Age Population

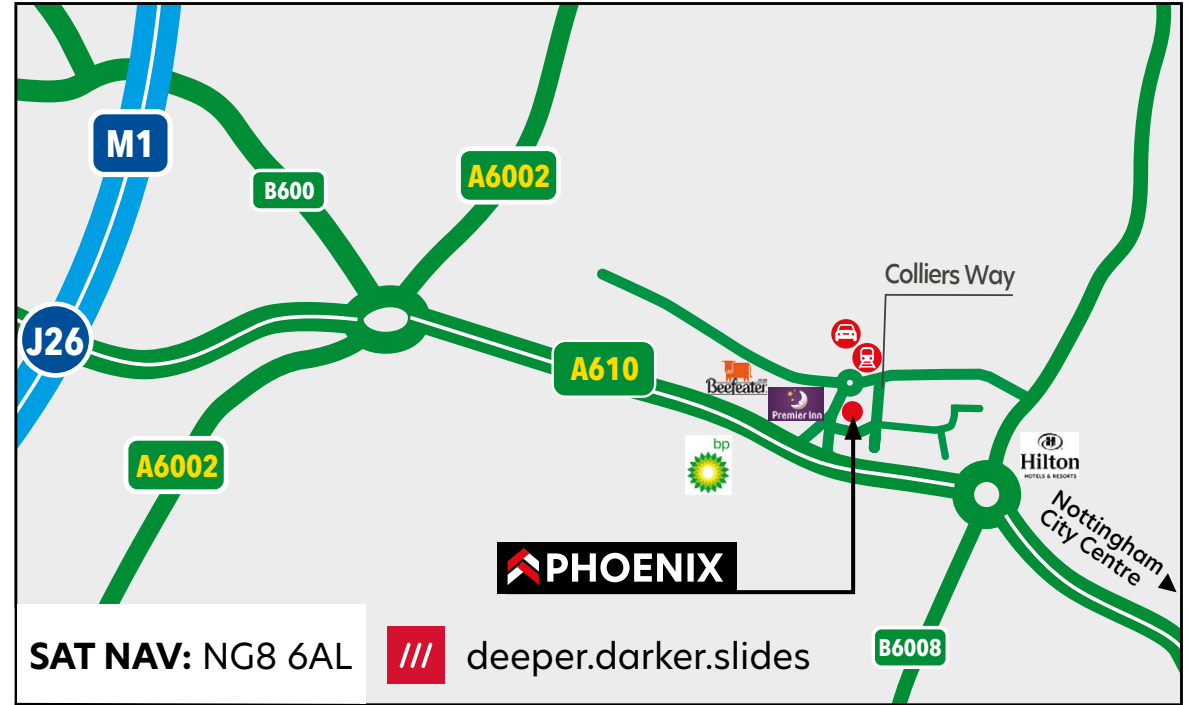
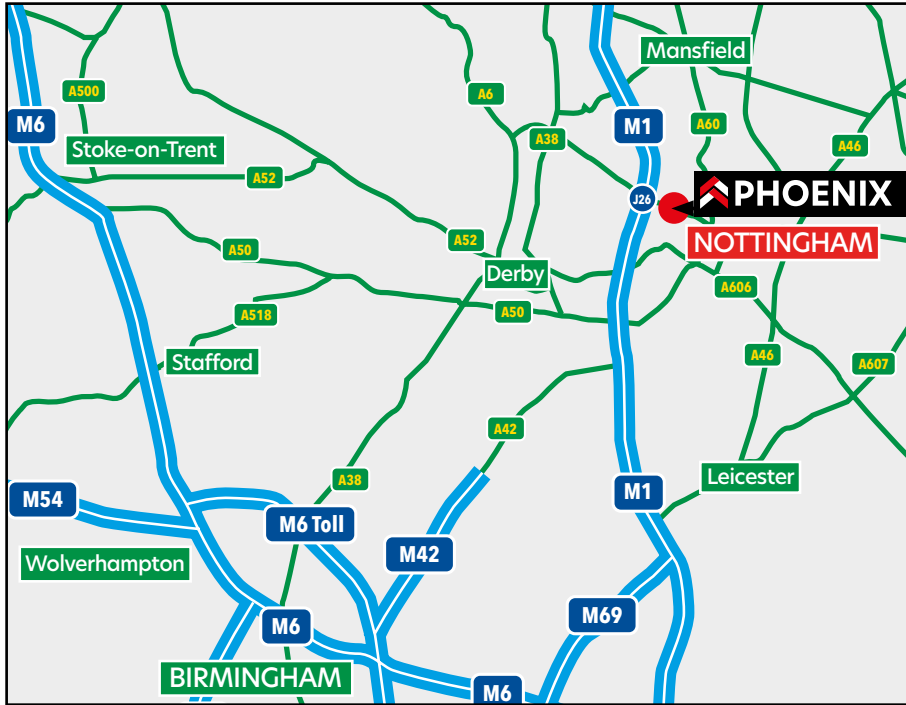


66% of people working age

### Employed



78.6% employed/14.2% unemployed/  
7.2% students



# PHOENIX



## Drive Times/Distances

	Miles	Mins
J26 M1 Motorway	1.3	4
Nottingham City Centre	3.5	14
East Midlands Airport	15.2	21
Manchester Airport	63.5	102
Birmingham Airport	49.9	54
Sheffield	51	41

SOURCE: GOOGLE

**IMPORTANT:** Conditions under which particulars are issued:

Darby Keye and Cushman & Wakefield for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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; (iii) no person in the employment of Darby Keye and Cushman & Wakefield has any authority to make or give any representation or warranty whatever in relation to this property. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. MARCH 2023.

**Viewing:** By appointment with the joint agents.

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