

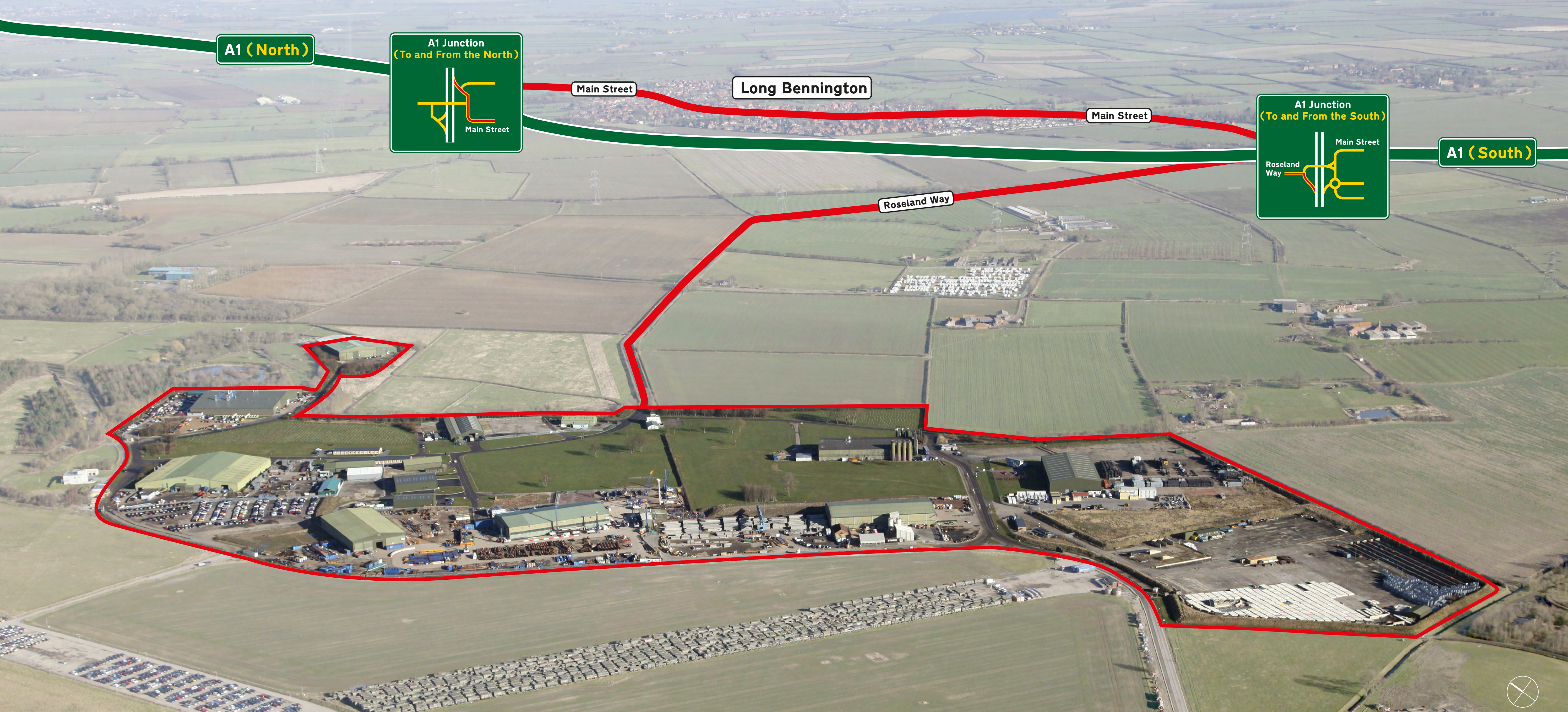
**WELL-ESTABLISHED
INDUSTRIAL ESTATE**

ROSELAND

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

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

**INDUSTRIAL UNITS
FROM 8,000 - 220,000 SQFT**



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

ROSELAND
BUSINESS PARK

ROSELAND

BUSINESS PARK

A well-established multi-let Industrial Estate comprising some 18 buildings currently configured as 27 units ranging from 1,000 sqft to 50,000 sqft, further design and build options are available from 3,000 sqft to 220,000 sqft.

DESIGN & BUILD

It is proposed the new units will be built to a Grade A specification with yard and car parking areas albeit the exact specification is to be agreed.

DEVELOPMENT PLOTS

PLOT	Unit Size Range	Acres
A	9,000 - 50,000 sqft	5.5
B	8,000 - 100,000 sqft	20.5
C	100,000 - 220,000 sqft	13

TO LET UNITS

UNIT	Total Floor Area
1&1A	45,164 sqft
3B	15,712 sqft UNDER OFFER
11	3,603 sqft UNDER OFFER
28	11,854 sqft

EXISTING OCCUPIERS

- Bennington Foods Limited
- Babcock Aerospace Limited
- Green Hous Group Limited
- Losberger UK Limited
- Balfour Beatty Group Limited
- ES Global Holdings Limited
- Kapok (1988) Limited
- Paul M E Dufaye
- The Technology Research Centre Ltd
- Replay Maintenance Ltd
- Gardner Douglas Sports Cars
- ISS Facility Services Limited
- Charcon Limited



- **SECURE ESTATE**
- **24/7 SECURITY**
- **STRATEGICALLY LOCATED**
- **ESTABLISHED OCCUPIER BASE**
- **IMMEDIATE A1 ACCESS**

*For illustration purposes only

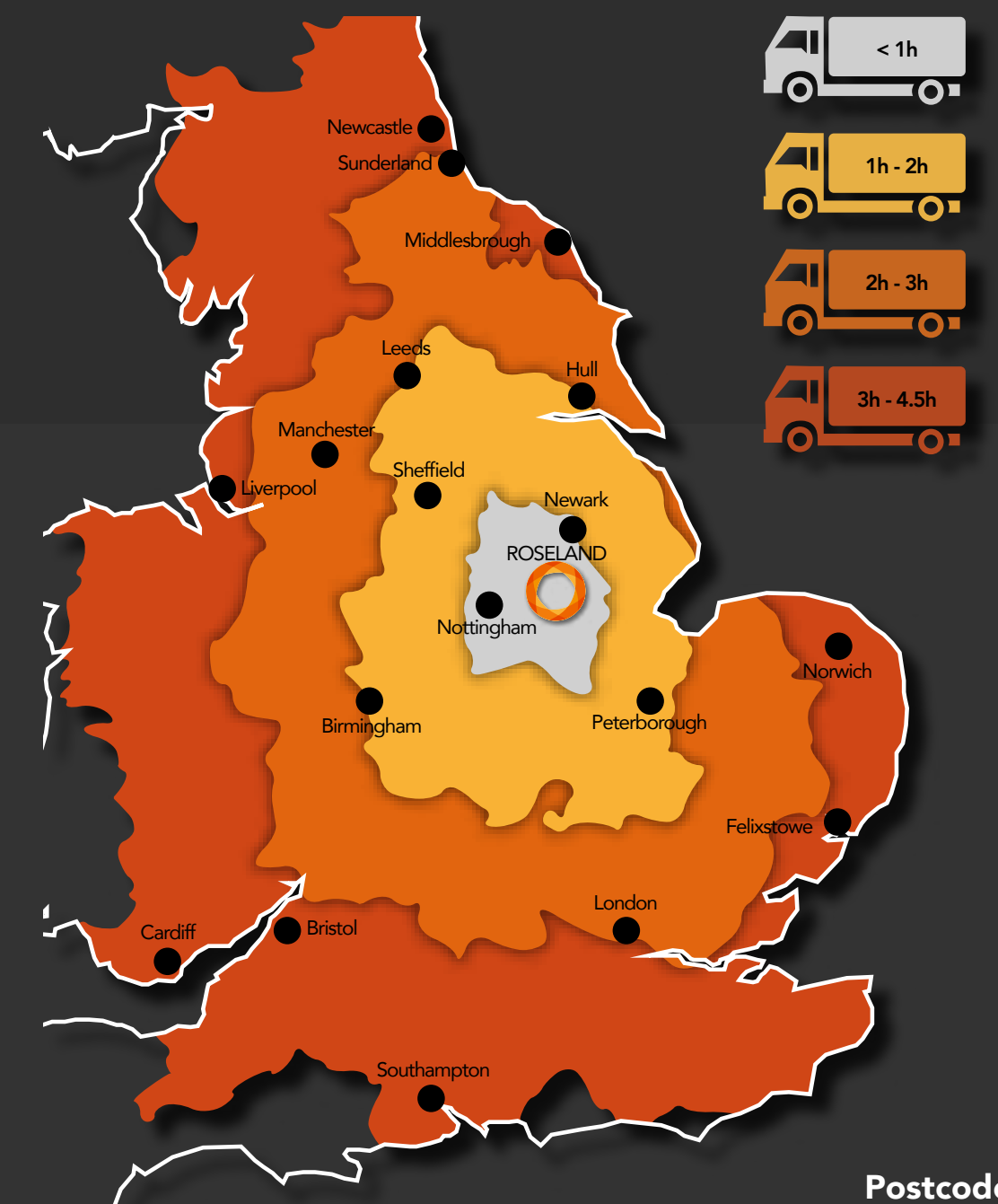
ROSELAND

BUSINESS PARK

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

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