BINGHAM46

OLD FOSSE ROAD, BINGHAM, NOTTINGHAM, **NG13 7AX**

TO LET / FOR SALE

A NEW 39 ACRE BUSINESS PARK **IN THE HEART OF THE EAST MIDLANDS**

with Outline Planning Consent

DESIGN AND BUILD INDUSTRIAL, DISTRIBUTION, MANUFACTURING, TRADE & OFFICE

10,000 TO 350,000 SQ FT

RULA DEVELOPMENTS

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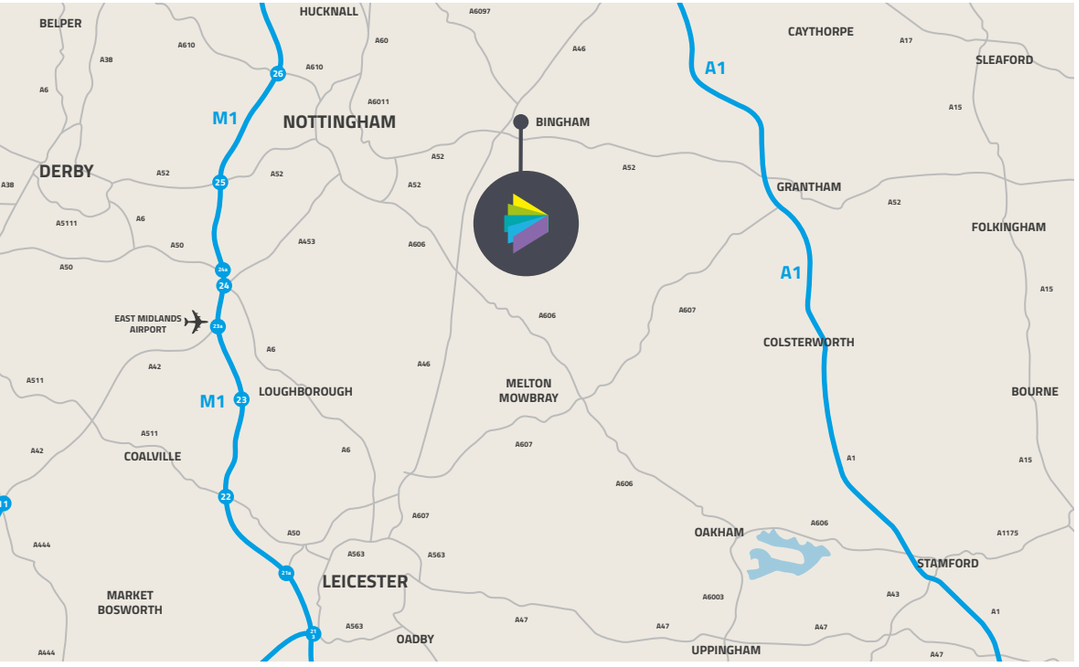
INDICATIVE MASTERPLAN

- Bingham 46 is available on a design and build basis with outline planning consent secured. Buildings will be delivered to an institutional specification incorporating market leading sustainability credentials and can be tailored to meet occupiers bespoke requirements.
- Sustainability – Bingham 46 will provide a minimum 15% biodiversity net gain, with the buildings targeted to BREEAM Excellent, EPC A ratings incorporating solar panels, LED lighting and air source heat pumps. Further enhancements can be delivered to meet occupiers bespoke requirements

LOCATION

BINGHAM46 IS CONVENIENTLY LOCATED IN THE HEART OF THE EAST MIDLANDS, BENEFITING FROM EXCELLENT DRIVE TIME DEMOGRAPHICS AND ABLE TO ACCESS THE MAJORITY OF ENGLAND WITHIN A 4 HOUR DRIVE TIME



DRIVE TIMES

NOTTINGHAM
11 MILES (30 MINS)

NEWARK-ON-TRENT/A1 MOTORWAY
13 MILES (28 MINS)

GRANTHAM/A1 MOTORWAY
14 MILES (20 MINS)

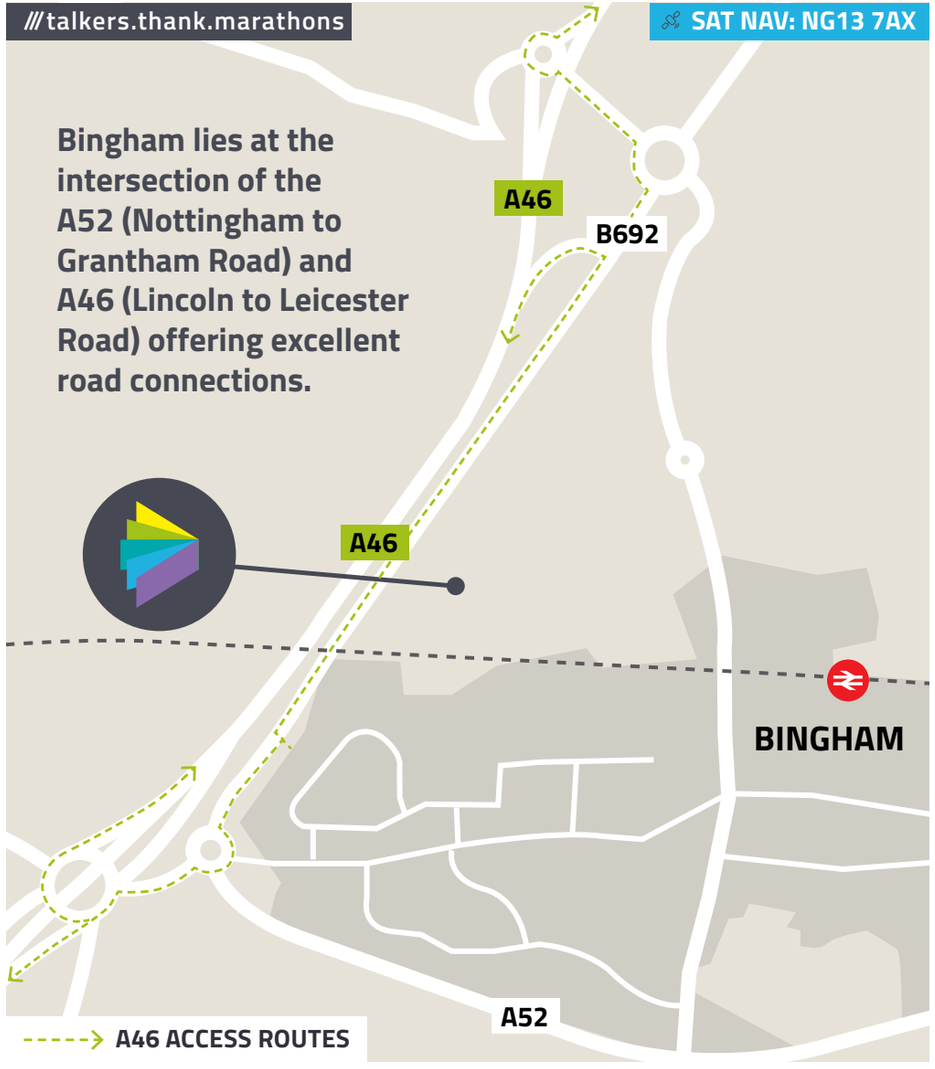
LEICESTER/M1 MOTORWAY
28 MILES (30 MINS)

EAST MIDLANDS AIRPORT
23 MILES (39 MINS)

BIRMINGHAM
65 MILES (1HR 23 MINS)

M18 INTERSECTION
44 MILES (51 MINS)

M11 INTERSECTION
78 MILES (1 HR 24 MINS)



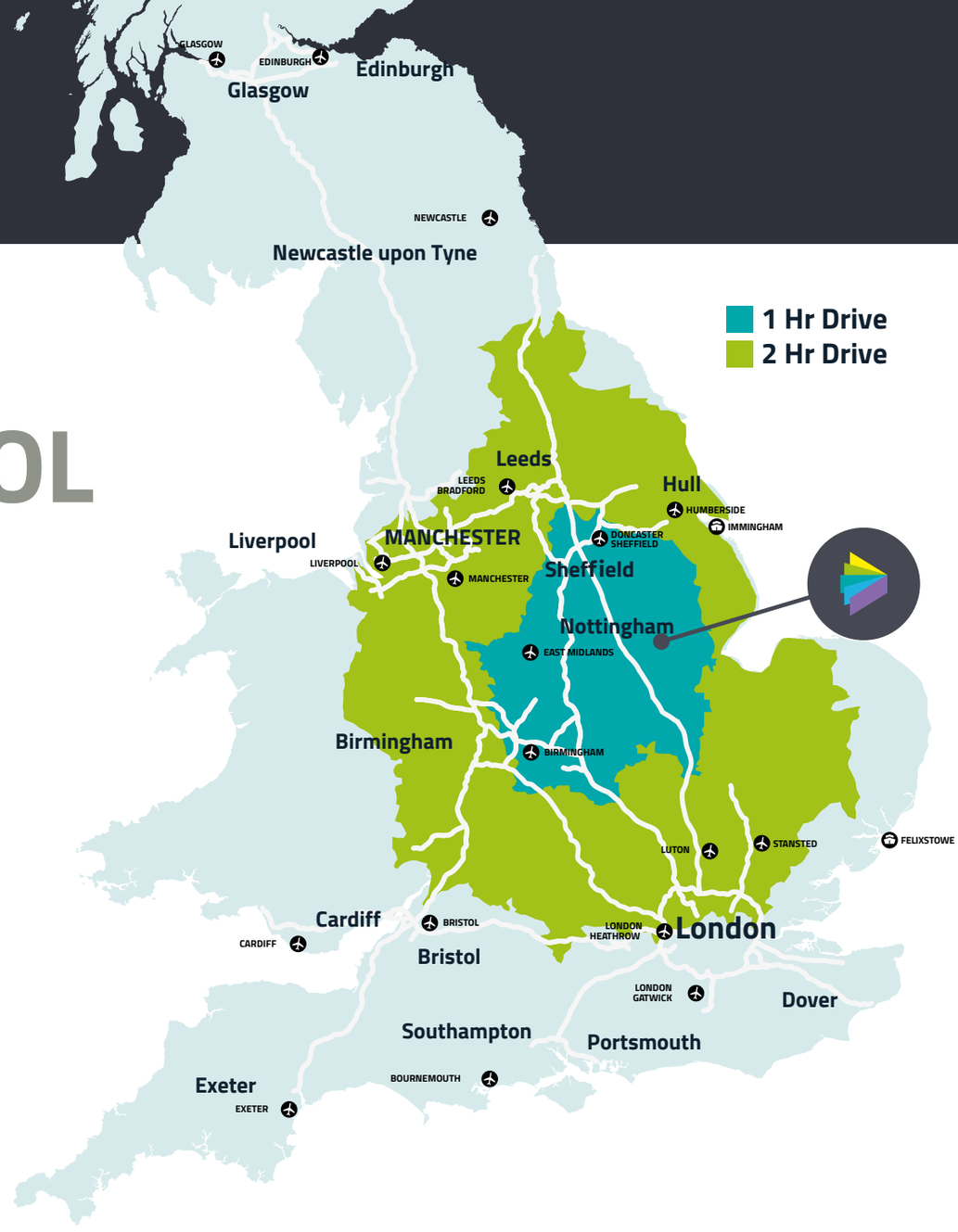
BINGHAM46 is strategically located, accessed just of the A46 at the intersection of the A52 Nottingham to Grantham Road with fast dual-carriageway access to the A1 at Newark-on-Trent and J.21, M1 at Leicester. Additional connectivity to both the A1 and M1 is available via the A52. Combined these provide excellent onward connections to the M69, M42, A14, M11 and M18/M180 motorways.

Situated at Bingham, **BINGHAM46** is within minutes' drive of the thriving market town with a host of amenities on its doorstep.

DEMOGRAPHICS

THRIVING LABOUR POOL

Bingham 46 benefits from a thriving supply of competitively priced surrounding labour pool, able to pull from a large area with excellent drive time demographics. The East Midlands area has an estimated population 4,934,939*.



Bingham A46 offers access to a thriving workforce with a strong desire for employment.

The subject site benefits from a competitive wage environment and the ability to tap into a young and motivated talent pool eager to contribute to your business's success.

WORKING POPULATION

The working population in the Bingham/Rushcliffe area is thriving with 81% of the local region's population economically active.

Of those who are not economically active, 19% are seeking a job, which is in line with the national average of circa 18%.

COMPETITIVE WAGE

Average weekly wages are 8% below the national average making this location a low-cost area from which to recruit staff.

JOB DENSITY

There are 0.75 jobs per head of the working age population, lower than the national average of 0.85 jobs, suggesting that there is an increased need for employment opportunities and more people looking for jobs in this region than elsewhere in the UK.

The working age population (18 – 64 years) in Bingham/ Rushcliffe area along with the wider region is lower than the East Midlands demographic. (55% against 62%) These figures suggest there is an increased need for employment opportunities for working age residents in this area.

* Mid-Year Population Estimates, UK, June 2022. Office for National Statistics. 26 March 2024

THE DEVELOPER

Rula Developments, established in 2016, is a privately-owned development company covering the North West, Midlands and Yorkshire. The company is well resourced financially, backed by investment partner Coda Investments. Further details are available on request.

The team at Rula has over 50 years direct development experience delivering more than 5 million sq ft of manufacturing and distribution developments for well-known companies across a range of sectors.

The wealth of experience across the team ensures an optimal design and specification whilst helping to future proof the building and protect the investment value of the asset. Rula has a strong track record of securing planning consents and during project delivery enabling projects to be delivered on time and to the highest standards.

ruladevelopments.co.uk

TERMS

The building(s) are available for sale or to let on terms to be agreed.

PLANNING

BINGHAM46 benefits from an outline planning consent with rapid delivery times available.

ALL ENQUIRIES

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