



OLD FOSSE ROAD, BINGHAM, NOTTINGHAM, NG13 7AX

# TO LET / FOR SALE

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

Recently Secured Reserved Matters Planning and allocated for Employment



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

# 10,000 TO 350,000 SQ FT





←  
TO GRANTHAM  
(AND A1 SOUTH)  
14 MILES

BINGHAM

RAILWAY LINE

A52

→  
TO NOTTINGHAM  
11 MILES

→  
TO LEICESTER  
(AND M1)  
26 MILES

A46

↙  
TO NEWARK ON TRENT  
(AND A1 NORTH)  
13 MILES

\* INDICATIVE MASTERPLAN



# INDICATIVE MASTERPLAN

- Bingham 46 is available on a design and build basis. 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 buildings to achieve a minimum BREEAM Very good with a target of Excellent. EPC A ratings incorporating solar panels, LED lighting and air source heat pumps. Further enhancements can be delivered to meet occupiers bespoke requirements.

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DISTRIBUTION, MANUFACTURING,  
TRADE & OFFICE**

**10,000 TO  
350,000 SQ FT**



Scheme  
will provide  
min 15%  
biodiversity  
net gain  
(on/off site)

**BREEAM®**

Minimum  
Very  
good but  
Excellent as  
a target.



Targeted to  
EPC A ratings



Solar  
panels



LED  
lighting

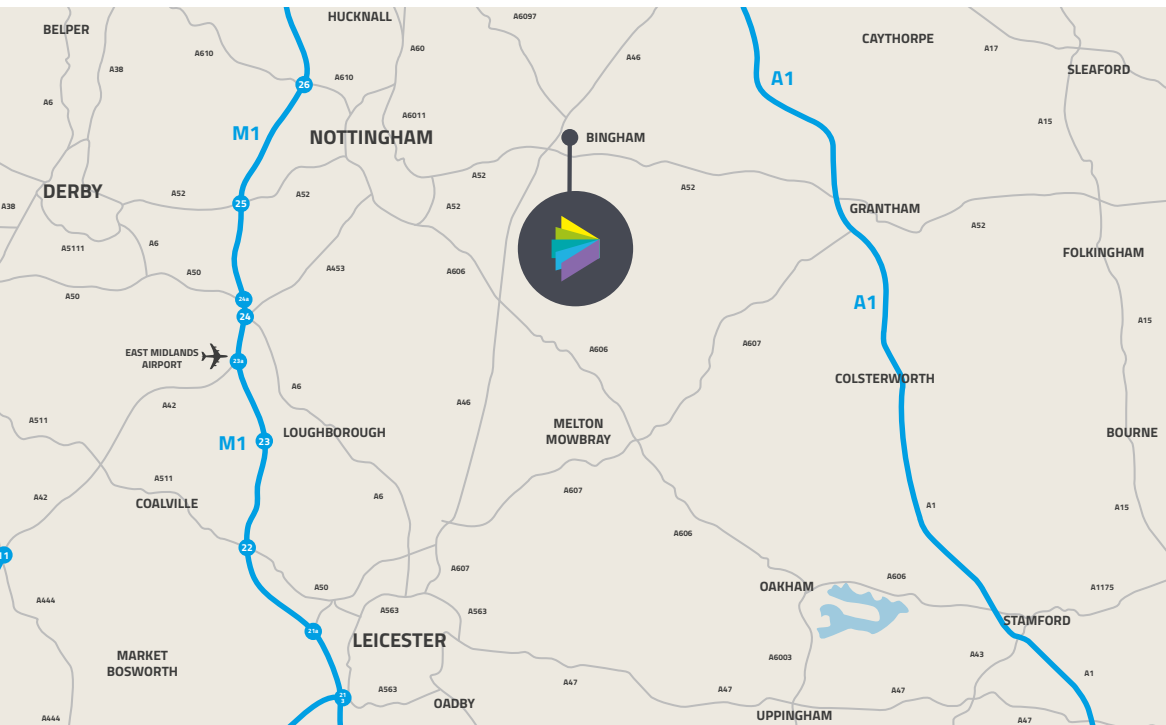


Air source  
heat pumps



# LOCATION

**BINGHAM<sup>46</sup>** 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



**BINGHAM<sup>46</sup>** is strategically located, accessed just off 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, **BINGHAM<sup>46</sup>** is within minutes' drive of the thriving market town with a host of amenities on its doorstep.

## DRIVE TIMES

**NOTTINGHAM**  
11 MILES (30 MINS)

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

**GRANTHAM/A1 MOTORWAY**  
14 MILES (20 MINS)

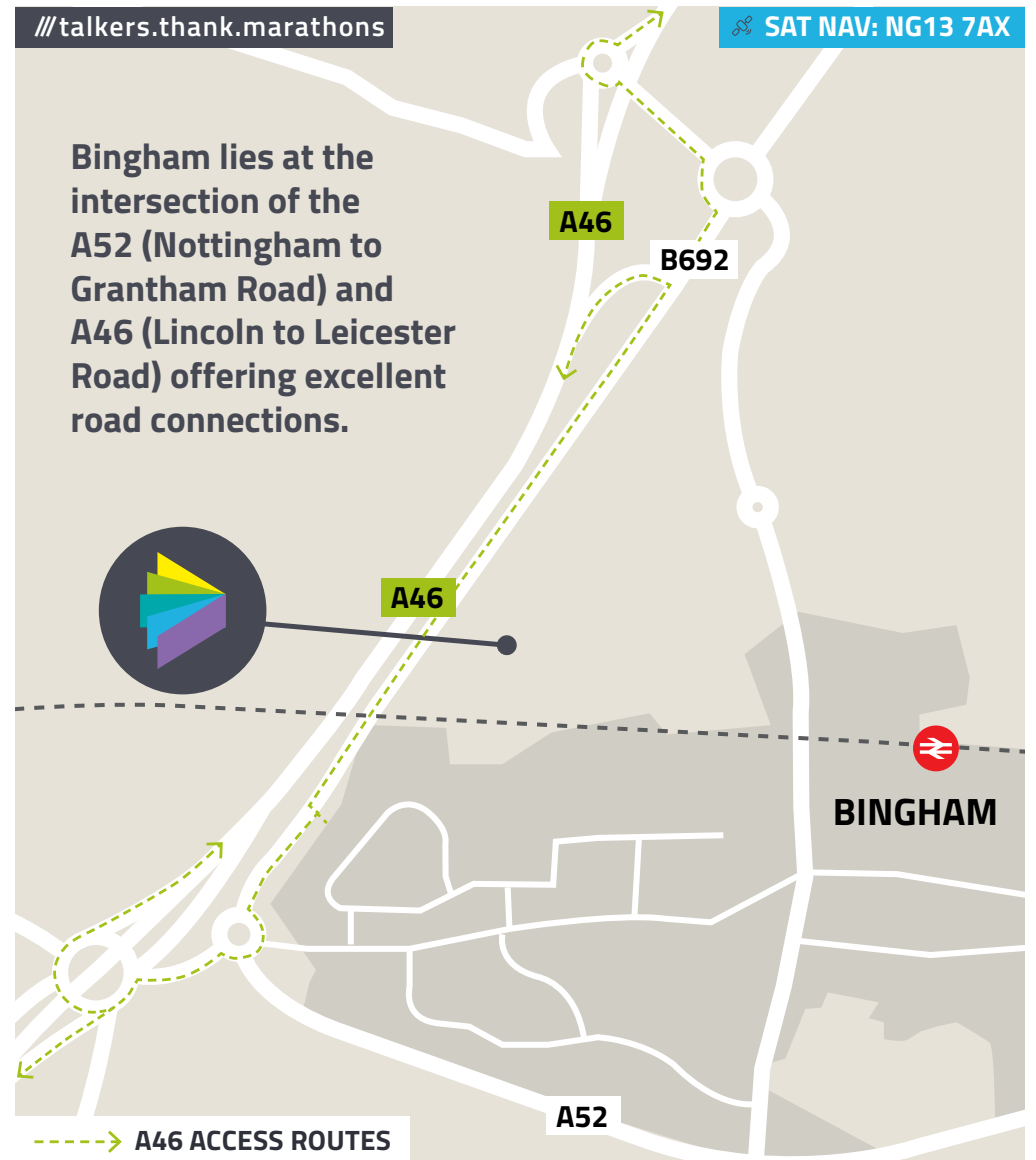
**LEICESTER/M1 MOTORWAY**  
28 MILES (30 MINS)

**EAST MIDLANDS AIRPORT**  
23 MILES (39 MINS)

**BIRMINGHAM**  
65 MILES (1HR 23 MINS)

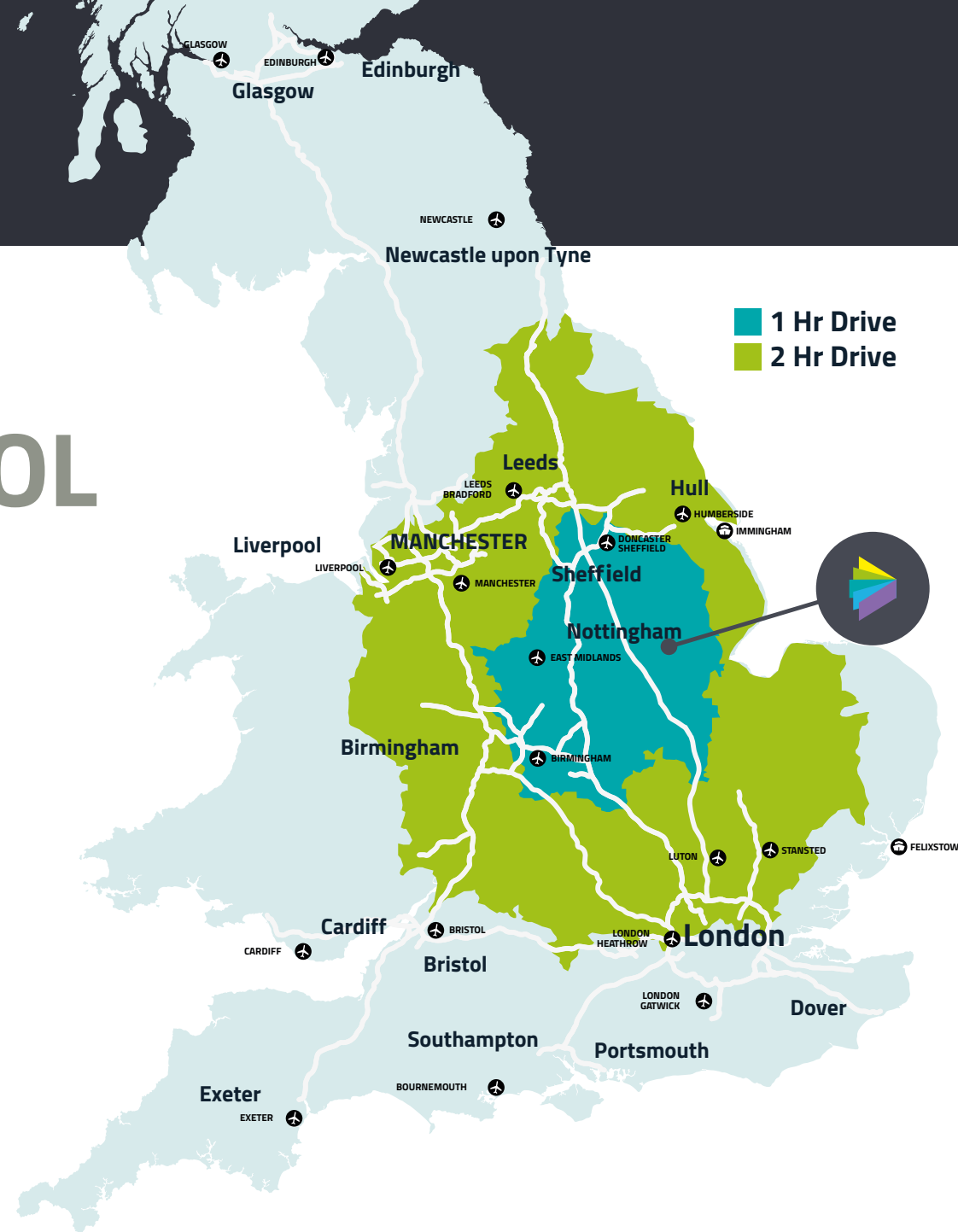
**M18 INTERSECTION**  
44 MILES (51 MINS)

**M11 INTERSECTION**  
78 MILES (1 HR 24 MINS)



# 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.



Rula Developments, established in 2016, is a privately-owned development company covering the wider Midlands, Yorkshire, Northwest and North East. 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 5m sq ft of space in a range of sectors predominantly Manufacturing and Distribution.

The professional team's experience will ensure that any development will be carefully designed, and the specification developed to protect the building's long-term value. Our team are experienced in delivery with a track record of securing planning approvals and delivering high-quality projects on time.

[ruladevelopments.co.uk](http://ruladevelopments.co.uk)

## TERMS

Buildings are available to buy Freehold or to let on terms to be agreed.

## ALL ENQUIRIES

**Victor Ktori**  
[VKtori@savills.com](mailto:VKtori@savills.com)

**John Madocks Wright**  
[jmwright@savills.com](mailto:jmwright@savills.com)

**James Keeton**  
[james.keeton@ksre.co.uk](mailto:james.keeton@ksre.co.uk)



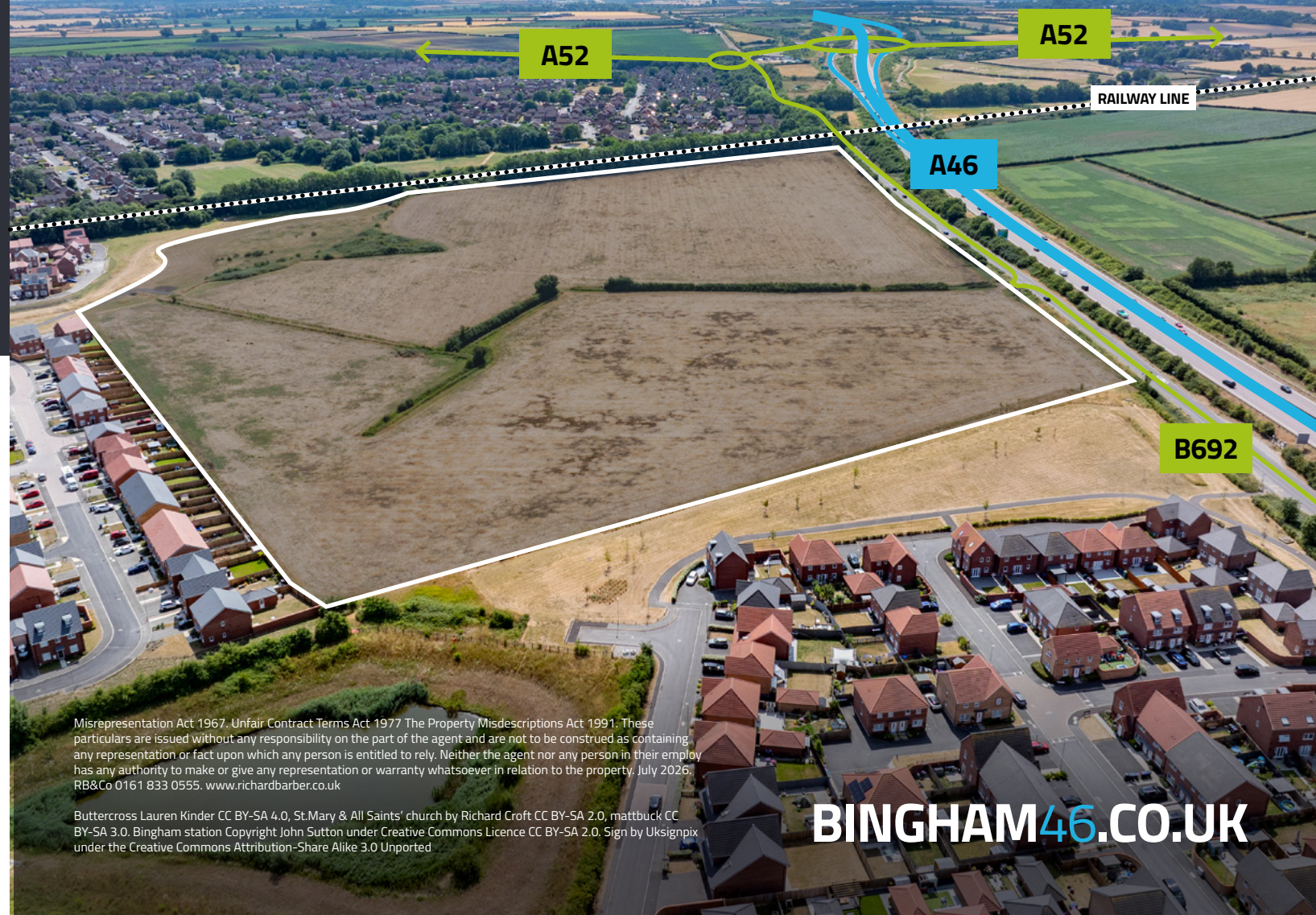
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# BINGHAM46

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