



PLP

Nottingham

AVAILABLE Q4 2027

M1 Junction 27

458,792 sq ft

68,652 sq ft

171,724 sq ft



Sherwood Business Park

- ROLLS ROYCE
- culina
- NHS East Midlands Ambulance Service NHS Trust
- DFS
- PCC AEROSTRUCTURES
- Cotton TRADERS
- e-on
- PROLOG FULFILMENT GLOBAL

171,724 SQ FT
UNIT 3

68,652 SQ FT
UNIT 2

458,792 SQ FT
UNIT 1

Site Entrance

GARNALEX
GARNER ALUMINIUM EXTRUSIONS LTD

←
The North

→
The South

J27

M1



<1 mile

Less than 1 mile drive to
the M1 Junction 27

Positioned for National Reach



Nottingham is one of the UK's most strategically positioned industrial and logistics locations, with a Greater Nottingham population of approximately 680,000 and access to a substantial regional labour pool.

Benefitting from a young, highly skilled workforce, strong manufacturing heritage and excellent connectivity via the M1 and wider East Midlands motorway network, Nottingham continues to attract major occupiers across the industrial, logistics and advanced manufacturing sectors.

LOCATION	MILES	MINS
Nottingham	11	24
Derby	20	27
Leicester	36	47
Birmingham	57	57
Manchester	72	118
London	134	165

LOCATION	MILES	MINS
M1 Junction 27	0.4	1
A38	3.8	5
A6	13	19
M42 Junction 11	33	32

RAIL FREIGHT TERMINALS	MILES	MINS
East Midlands Gateway	19	23
BIFT	42	47
Hams Hall	48	51
DIRFT	55	56

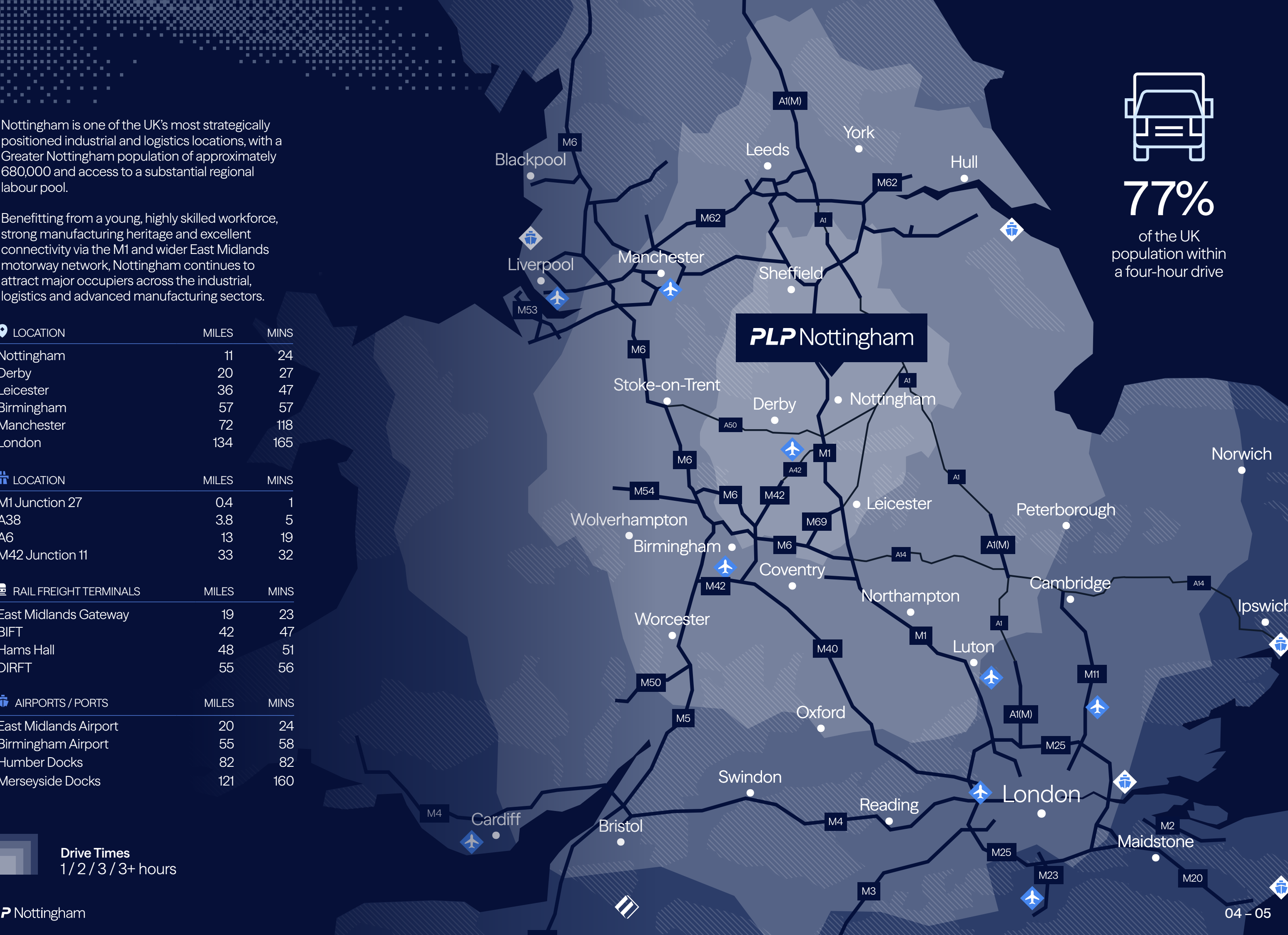
AIRPORTS / PORTS	MILES	MINS
East Midlands Airport	20	24
Birmingham Airport	55	58
Humber Docks	82	82
Merseyside Docks	121	160

Drive Times
1 / 2 / 3 / 3+ hours



77%

of the UK population within a four-hour drive



Sherwood
Business
Park

WILLOW DRIVE

MANSFIELD ROAD

1 minute drive to
M1 Junction 27

J27

M1

UNIT 3

UNIT 2

UNIT 1

2 Storey Office

Office

Office

Unit 1 458,792 sq ft

Unit 2 68,652 sq ft

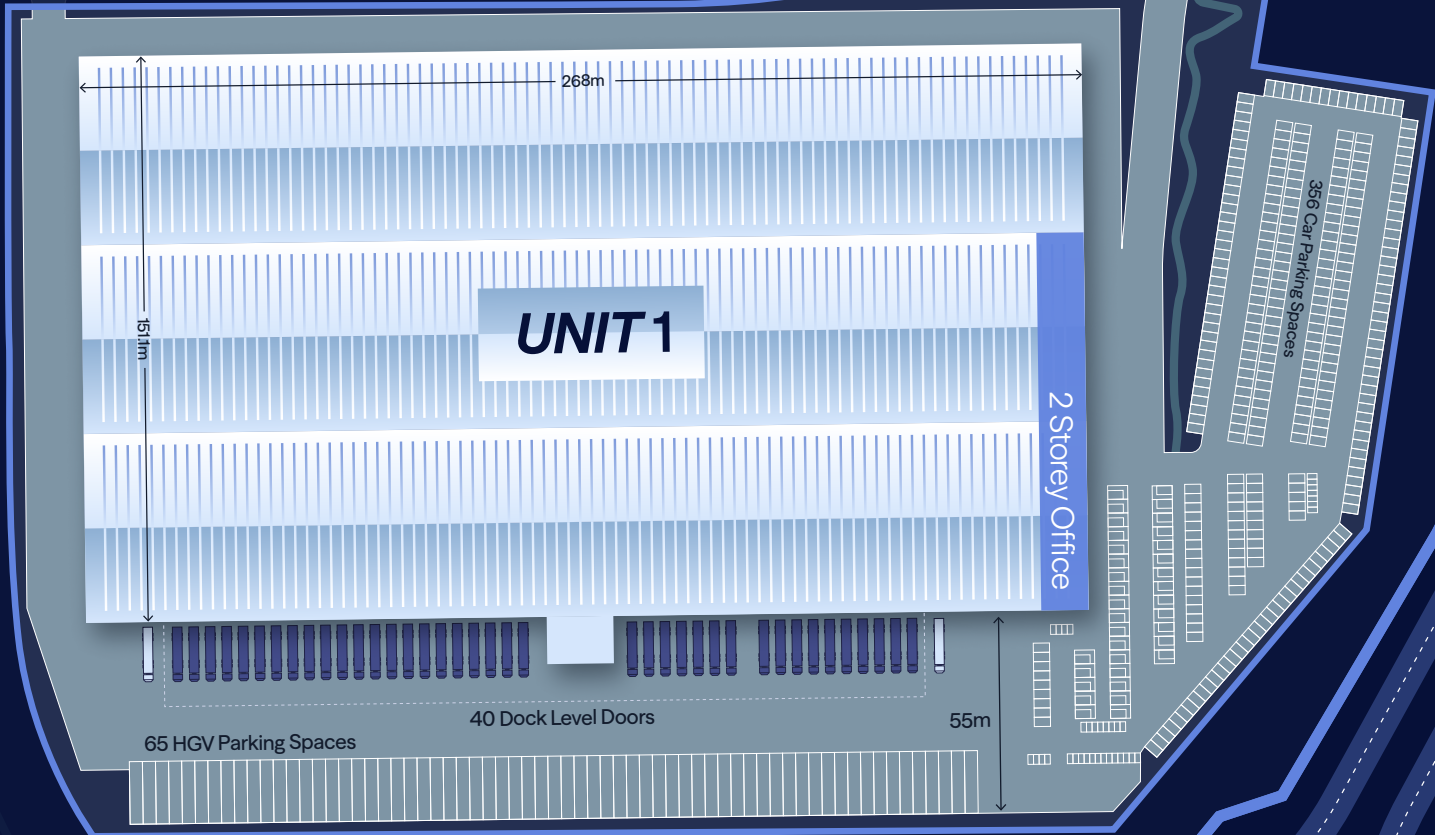
Unit 3 171,724 sq ft

Unit 1

458,792 sq ft

	sq ft GIA	sq m GIA
Unit	433,878	40,308
Offices	20,623	1,916
Hub Offices	4,000	372
Gatehouse	291	27
Total	458,792	42,623

Subject to final measurement on PC



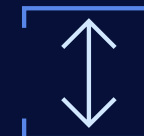
 Dock Level Doors
 Level Access Doors



2
Level Access Doors



40
Dock Level Doors



15m
Haunch Height



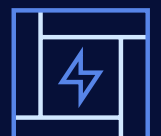
A
EPC Rating



Excellent
BREEAM



55m
Yard Depth



4.5 mVA
Power Supply



50 kN/m²
Floor Loading



365 / 65
Car / HGV Parking

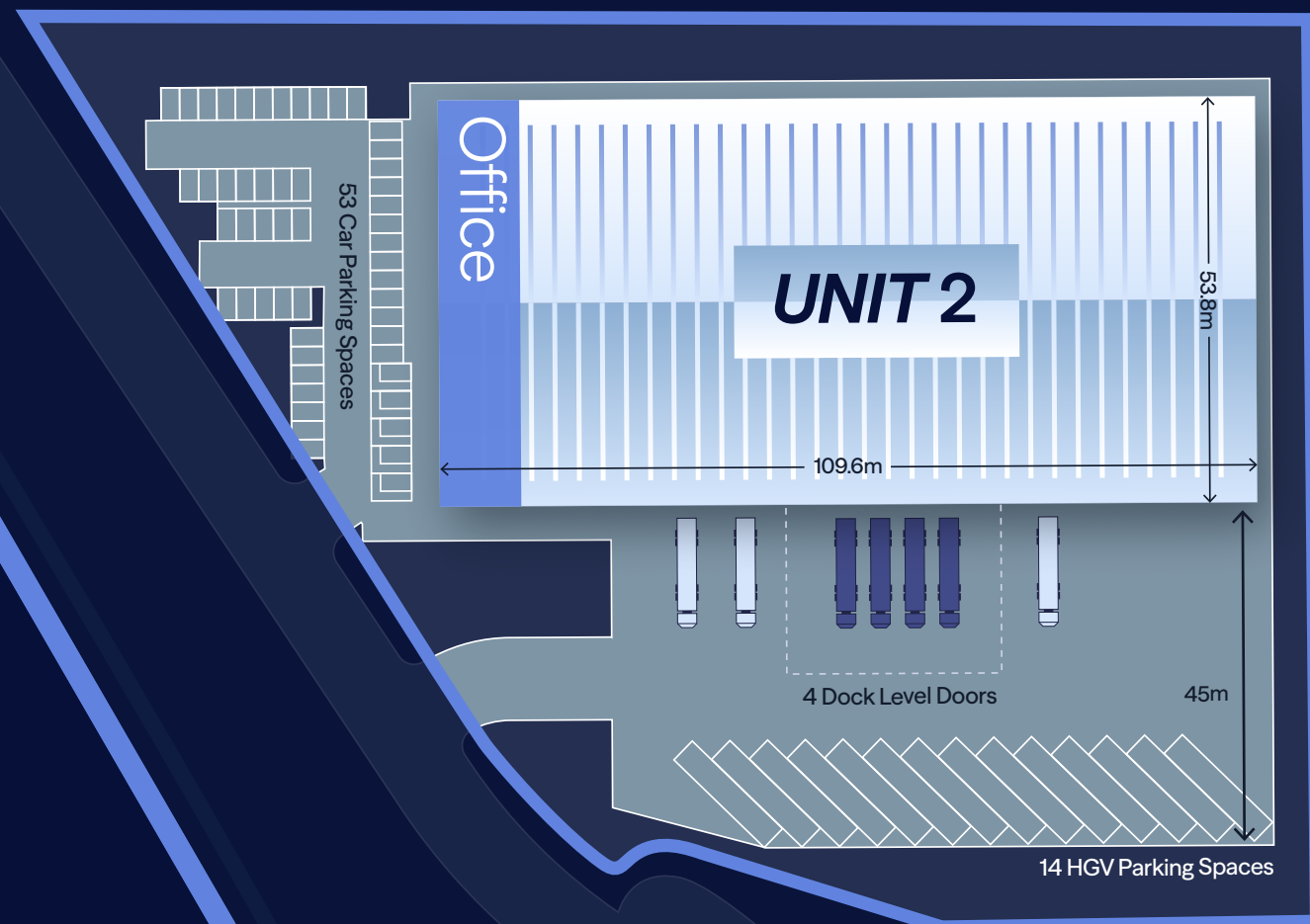


Unit 2

68,652 sq ft

	sq ft GIA	sq m GIA
Unit	61,957	5,756
Offices	6,695	622
Total	68,652	6,378

Subject to final measurement on PC



3
Level Access Doors

4
Dock Level Doors

12.5m
Haunch Height

A
EPC Rating

Excellent
BREEAM

45m
Yard Depth

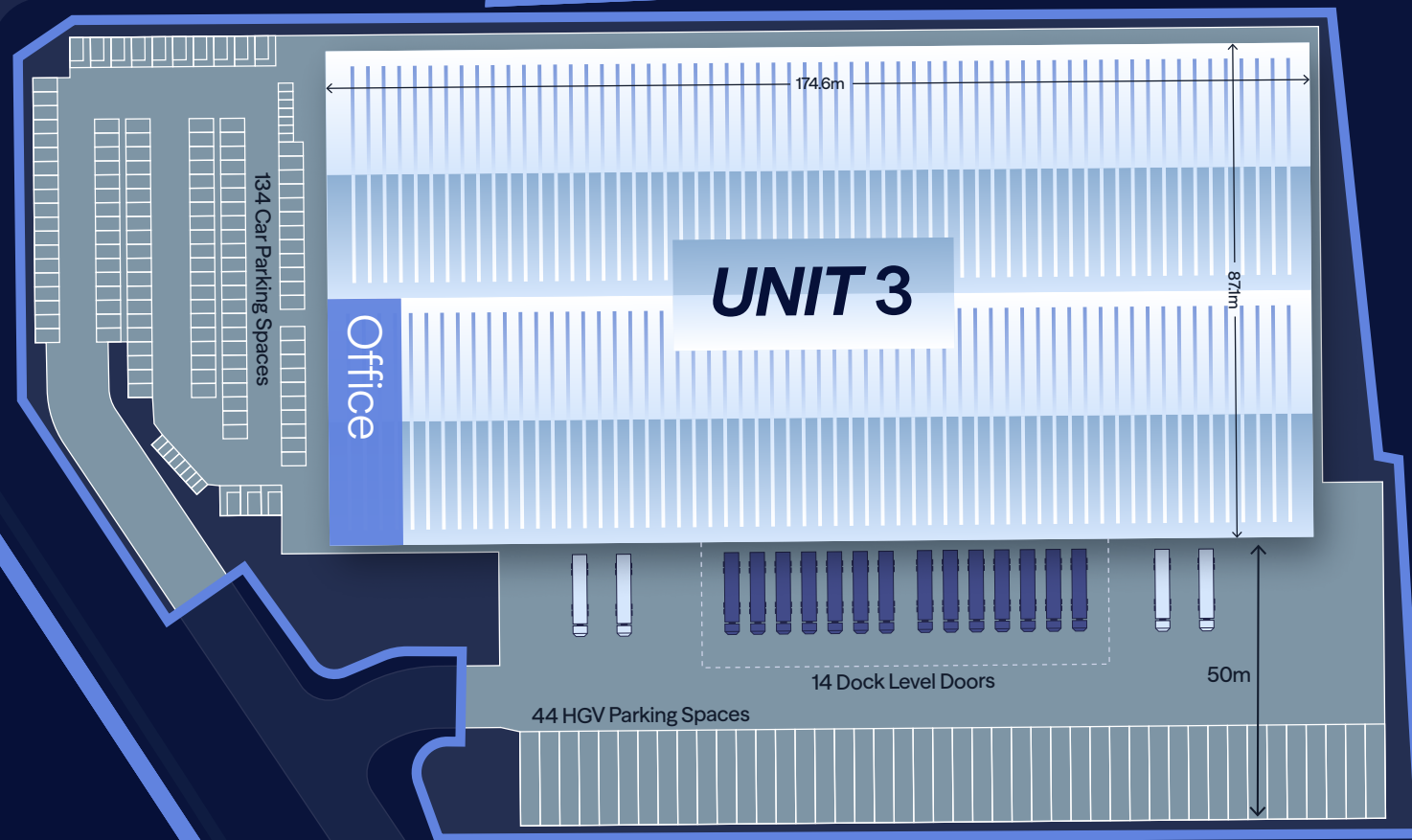
850 kVA
Power Supply

50 kN/m²
Floor Loading

53 / 14
Car / HGV Parking

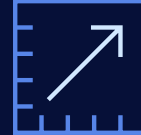
Unit 3

171,724 sq ft



	sq ft GIA	sq m GIA
Unit	161,862	15,037
Offices	9,862	916
Total	171,724	15,953

Subject to final measurement on PC

 4 Level Access Doors	 14 Dock Level Doors	 15m Haunch Height
 A EPC Rating	 Excellent BREEAM	 50m Yard Depth
 XXX kVA Power Supply	 50 kN/m² Floor Loading	 134 / 44 Car / HGV Parking


 Dock Level Doors
 Level Access Doors



Sustainability Credentials

Built for the demands of modern logistics, PLP Nottingham takes a long-term approach to performance, efficiency and environmental impact. The development is designed to help occupiers operate more responsibly today, while remaining adaptable to changing technologies, business needs and sustainability standards.

Solar PV Panels →
10% Roof Lighting ↓



A
EPC



Excellent
BREEAM



LED
Lighting



XX spaces
EV Charging



Rainwater
Harvesting



10%
Roof Lighting



Photovoltaic
PV Panels



Net Zero
Construction



PLP Nottingham

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 **PLP**



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