

SAT NAV: NG17 1JF

Entrance to Pinxton Lane off Alfreton Road (A38)

Location

The area is well served by public transport and only minutes from Sutton Parkway Railway Station. The A38(T) provides dual carriageway access to Derby, Birmingham and beyond.



Misrepresentation

Whilst every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

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Castlewood
BUSINESS PARK

MT JUNCTION 28 / A38

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Bespoke industrial & distribution units

from 15,000 to 370,000 sq ft (1,400sq m to 34,375 sq m)

Over 1 million sq ft built on site

FOR SALE | TO LET

Over 1 million sq ft already built

Castlewood Business Park has been planned and located to suit all types and sizes of company. Ideally placed at J28 of the M1, it offers easy access to labour and markets for local, regional and national businesses.



480,000 sq ft

“The Castlewood site is ideal. It is close to the motorway network, and provides the scope we need to develop a major distribution centre.”

IAN SMITH

Co-operative Group's regional head of logistics



40,000 sq ft

“The new factory and offices will provide a unique opportunity to establish a world class manufacturing operation here in the East Midlands.”

EAMON LYONS

Managing director Midland Aerospace



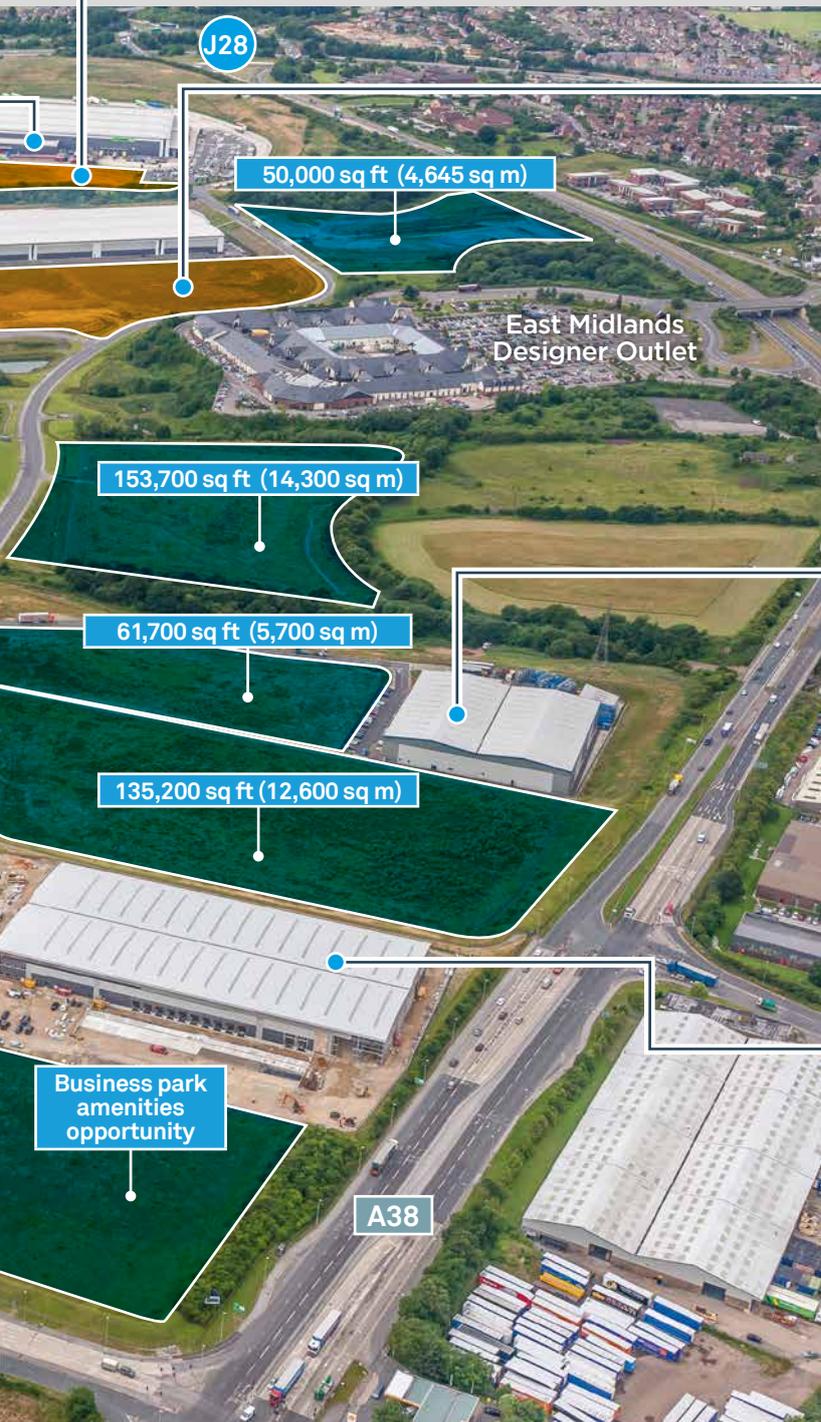
24,000 sq ft

“The new building presents a major opportunity to further develop our manufacturing and engineering capabilities... The state of the art facility is reflective of our business and the prime location will enhance our customer support.”

STEPHEN HUTT

General Manager, BTRos





35,000 sq ft

“This has been a massive move for us and we have been helped all the way by the Clowes team. The end result is a building that we are extremely proud of.”

RICK BROMLEY
Owner of Middlebrook Transport,



224,000 sq ft + 220,000 sq ft

“The great facilities and prominent location of the Castlewood Business Park were important factors in our property development strategy.”

CHRIS WILLIAMS
Managing Director



60,000 sq ft

“The new facility allows us to expand the machining of large, structural components and support our magnesium casting operation.”

GEOFF STORR
Meridian Lightweight Technologies



100,000 sq ft

“Though still very early days we are experiencing increased productivity and inventory levels are steadily coming down...”

MEISHA-GRACE NICELY
Parker Knoll Upholstery Limited

Castlewood design and build – the benefits

- ▶ A building designed without compromise to improve your business
- ▶ Modern, attractive and built to a very high standard
- ▶ Energy efficient – so will meet future requirements on energy performance and save you money
- ▶ Can be delivered as quickly as a modified second hand building
- ▶ Fully protected by warranties
- ▶ Unbeatable location
- ▶ 12.5 MVA power supply
- ▶ Unrestricted outline planning consent for light industrial, general industrial and warehousing use



Famous furniture name sitting comfortably at Castlewood

“...this new site provides a fantastic new manufacturing base for the Parker Knoll brand”

Parker Knoll



Parker Knoll, famous for its hand-crafted British designs, has opened a major new facility at Castlewood, the business park on the Derbyshire-Nottinghamshire border that has been developed by CWC Group.

Donna Bellingham, Brand Director of Parker Knoll, said:

“We are very pleased to be expanding our manufacturing facility with the move to Castlewood Business Park. This new site provides a fantastic new manufacturing base for the Parker Knoll brand, and we look forward to sitting alongside the high calibre of names that will also occupy the site.”

The deal to bring Parker Knoll to Castlewood Business Park was completed by Tim Gilbertson, of FHP and Ranjit Gill of Savills. Tim Gilbertson commented:

“All the talk about activity along the M1 corridor has been about the opening of large-scale distribution warehouses and Castlewood has one of the biggest in the region in the shape of the Co-op. But it is also playing a major part in helping to deliver balanced economic growth by enabling some important manufacturing businesses to expand.”

Part of Nottinghamshire's manufacturing and logistics core

Castlewood Business Park offers easy access to national markets and a labour force with all the right skills.

Castlewood sits at the heart of a major centre for manufacturing and logistics. It is within half an hour's drive of all the East Midlands cities and East Midlands Airport, the busiest cargo airport in the UK.

Castlewood is served by a large available labour pool that is used to shift work. Elementary occupations and skilled trades make up 29% of the workforce and wages are very competitive.

TOWN	KMS	MILES	TIME
Birmingham	97.8	60.8	1hr 16 min
East Mid Airport	37.9	23.6	29min
Hull	125	77.7	1hr 22min
Leeds	93.8	58.3	1hr 02min
Leicester	65.9	41	50min
Manchester	90.4	56.2	1hr 30min
Nottingham	22.8	14.2	21min

ROAD	KMS	MILES	TIME
M1 (J24a)	31.3	19.5	19min
M6 (J15)	84.4	52.5	1hr 04min
M6 (J16)	98.9	61.5	1hr 11min
M1 (J32 M18)	35.4	22	21min
M1 (J19 A14)	85.2	53	51min

Source: AA route finder



CWC Group stands for quality and deliverability. We have a reputation for delivering industrial/ distribution space on sites across the UK. We also build in and out of town offices and handle retail and leisure properties.

