



FOR SALE/ TO LET
3.76 acres (1.52 ha)



J26 M1

A610



Millennium Way

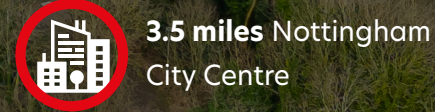
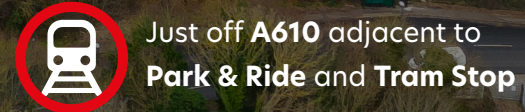
PHOENIX
3.76 acres (1.52 ha)

A610

OWN YOUR OWN BUILDING
FREEHOLD TURNKEY PACKAGES AVAILABLE

Subject to a Variety of Uses:
Warehouse, Trade Counter, Storage, Automotive/Roadside + More

Drone VT click here



Turnkey Redevelopment Opportunity

The strategic nature of the site may offer a redevelopment opportunity subject to planning. Uses may include:

- Office
- Warehousing
- Trade Counter
- Leisure
- Hotel
- Residential
- Automotive & Roadside
- Scientific
- Storage
- Sustainable Resources

At present Phoenix offers a substantial building set within a self contained site offering the following:

- Three storey building
- LED lighting
- Raised Floors and suspended ceilings
- Open plan space
- Car parking for 270 vehicles
- WC facilities
- Offices situated around a central core giving excellent natural light



Floor		sq ft	sq m
Ground	(Offices/Reception)	17,910	1,663.92
First	(Offices)	15,600	1,449.25
Second	(Offices)	13,447	1,249.23
Total Net Internal Area		46,957	4,362.40

Planning

The site known as Phoenix is located on the established Phoenix Business Park. Nottingham City Council have recently reconfirmed the Parks allocation as a "Existing Business Park / Industrial Estate" within the Land and Planning Policies Document. Therefore the site is suitable for all development under the use classes B1, B2 and B8 uses.

Tenure

The property is available freehold or leasehold.

Terms

Upon application to the joint agents.

EPC

The EPC rating for the property is C.

Services

We understand all mains services are connected to the property.

Legal Costs

Each party to bear their own legal costs.



Demographics

[Drone VT click here](#)

Social Grade



9% AB/49% C1/C2/
41.4% DE

Working Age Population

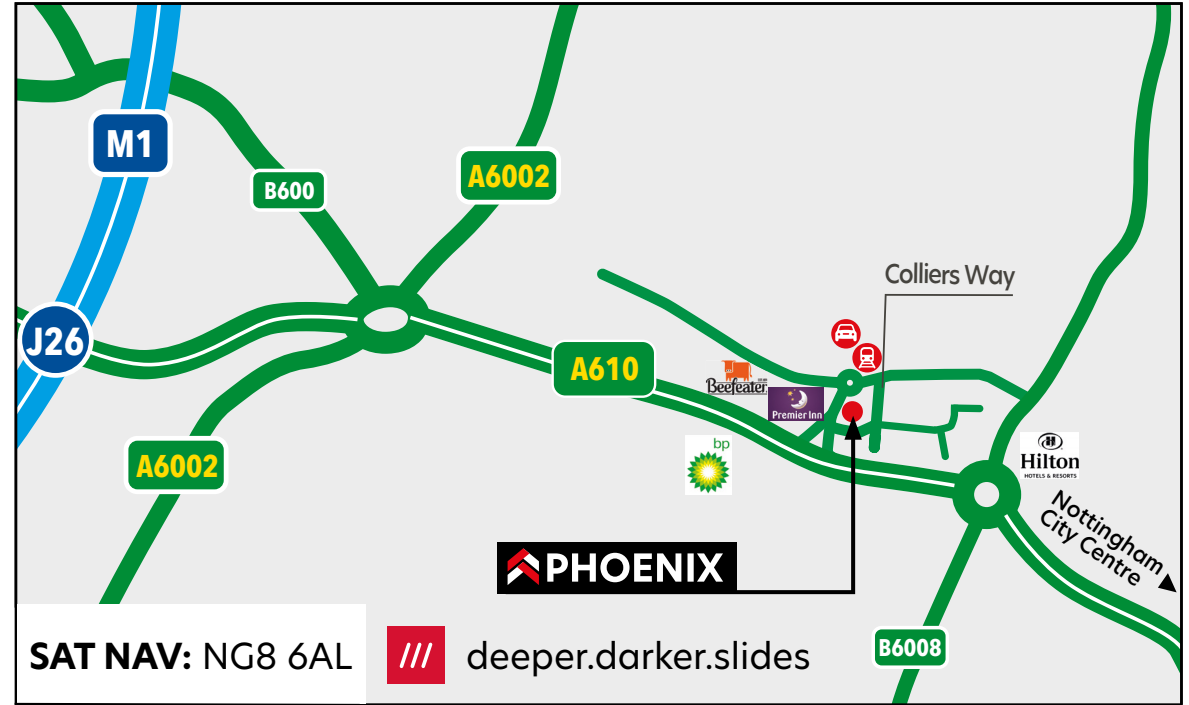
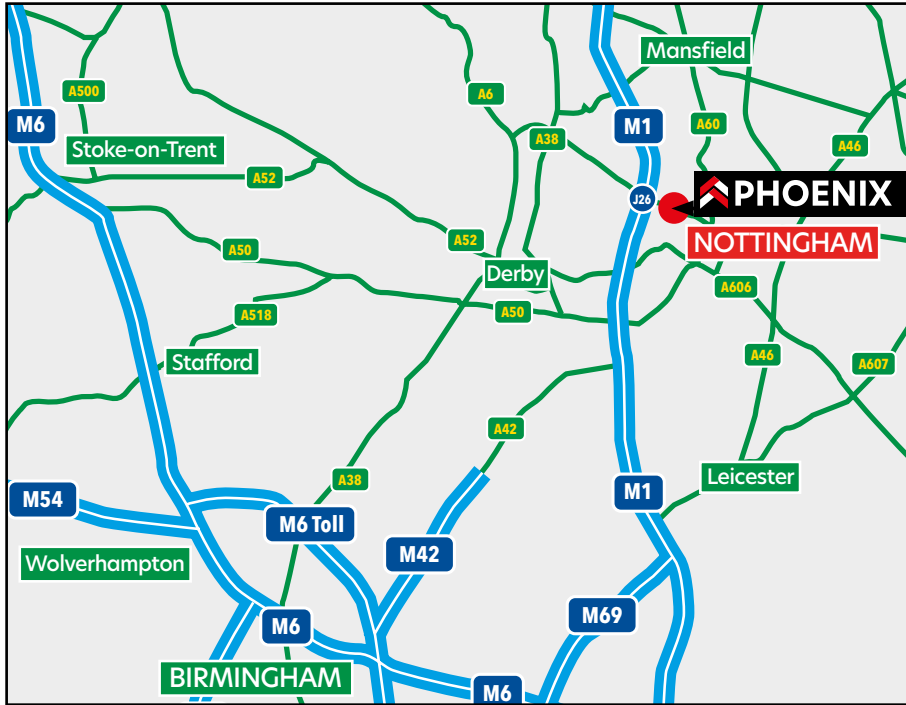


66% of people working age

Employed



78.6% employed/14.2% unemployed/
7.2% students



PHOENIX



Drive Times/Distances

	Miles	Mins
J26 M1 Motorway	1.3	4
Nottingham City Centre	3.5	14
East Midlands Airport	15.2	21
Manchester Airport	63.5	102
Birmingham Airport	49.9	54
Sheffield	51	41

SOURCE: GOOGLE

IMPORTANT: Conditions under which particulars are issued:

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Viewing: By appointment with the joint agents.

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