



New Stanton Park

DERBY/NOTTINGHAM • J25, M1 • DE7 4QU

A **New** exciting development with planning permission for a range of build to suit industrial/warehouse units to include a **dedicated rail link** in the heart of the UK.

Units from 11,417 sqft to a single unit of approx 1,068,000 sqft.

FOR SALE / TO LET

AVAILABLE FROM **Q2 2024 Onwards**

newstantonpark.com

A DEVELOPMENT BY:



VERDANT

02

a **New** opportunity for your business.

New Stanton Park covers circa 200 acres situated between Derby and Nottingham just 2.5 miles and a 10 minute drive from Junction 25 of the M1 allowing quick access to the national motorway network.

The new development plans will have sustainability at their heart, reintroducing the direct Midland Mainline rail connection & developing out a range of warehouse & industrial units that will total in excess of 2.2 million sqft of highly efficient space. This making New Stanton Park one of the region's largest and most strategic development projects.

New Stanton Park has been identified by Erewash Borough Council as a key strategic employment and regeneration site within the Borough. This goal will be achieved through the delivery of high quality sustainable buildings, set within a landscaped environment incorporating large amounts of amenity and green space to positively blend the built and natural environments to create an environment occupiers will be proud to call their home.

The development benefits from a major electricity capability totalling up to circa **25MVA**.

Planning permission (ERE/1221/0002) has been granted for industrial / warehouse uses falling within use classes E1 (g) (iii), B2 and B8.



03

a **New** hub for the Midlands.



a New range of possibilities.



New Stanton Park has flexibility at its heart, capable of delivering buildings from **11,417 sq ft** up to a single unit of **1,068,000 sq ft** on a build to suit basis.

Buildings will be delivered to an Institution Specification, tailored to meet occupiers direct requirements with sustainability at the core. This combined with large amounts of amenity and green space at New Stanton Park will see fishing ponds, rural walkways and cycle tracks all enhanced to link the site and wider communities.

PLOT	UNIT	SQFT	SQM
1	1	SOLD TO DX DELIVERY	
1	2	20,740	1,927
1	3	24,526	2,279
1	4	16,002	1,487
1	5	11,417	1,061
1	6	20,113	1,869
1	7	45,527	4,230
2	1	260,199	24,173
2	2	1,068,974	99,311
3	1	75,720	7,035
3	2	57,452	5,337
3	3	32,172	2,989
3	4	23,261	2,161
3	5	32,805	3,048
3	6	99,796	9,271
3	7	299,623	27,836
3	8	138,101	12,830
TOTAL		2,226,428	206,842

CLICK BELOW TO DOWNLOAD

- [PLOT 1 MASTERPLAN](#)
- [PLOT 2 MASTERPLAN](#)
- [PLOT 3 MASTERPLAN](#)
- [FULL SITE MASTERPLAN](#)

New Stanton Park

INDICATIVE MASTERPLAN



CGI OF PLOT 1



a **New** single
1,068,000 sqft
opportunity.

a New level of high specification.



CLICK BELOW TO DOWNLOAD

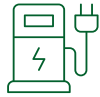
PLOT 2 MASTERPLAN



Clear Internal Height **28m**



Warehouse Roofing to be **Solar Ready**



EV Charging Capable



Rainwater Harvesting



50kN/m² Floor Loading



Target **EPC A** Rating



Target **Net Carbon** Zero

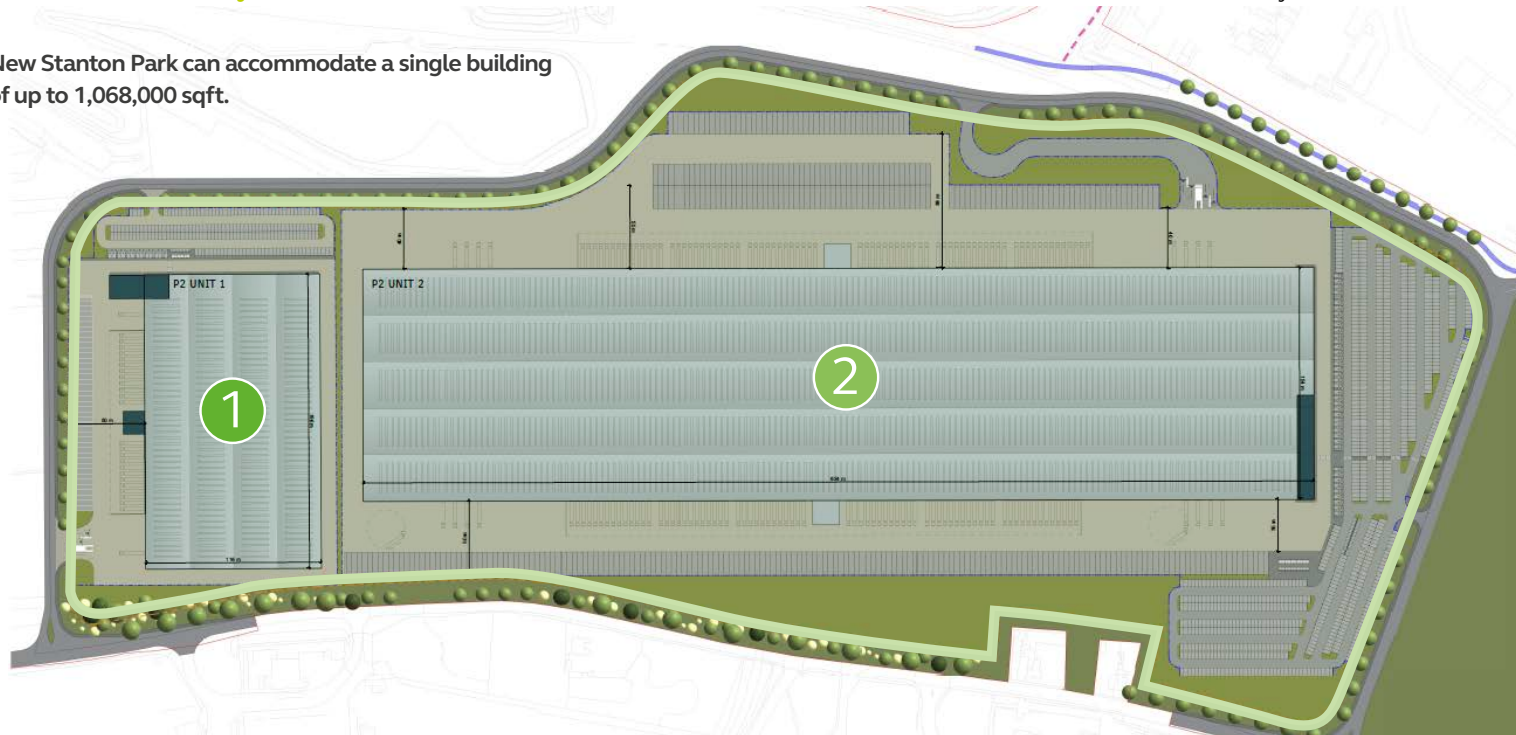


Solar Thermal Hot Water System



Air Tightness to **1.5m³/hr/m²**

New Stanton Park can accommodate a single building of up to 1,068,000 sqft.



INDICATIVE MASTERPLAN

PLOT 2

UNIT 1 FLOOR AREAS (GIA)

Warehouse	22,501	242,197
Office	1,648	17,740
Gatehouse	24	262
TOTAL GIA	24,173	260,199

SPECIFICATION

Dock Doors	24
Level Doors	2
Trailer Spaces	44
Car/Motorcycle Spaces	220
Cycle Spaces	30

Net site area circa **10.86 acres** (4.39 ha) approx.

UNIT 2 FLOOR AREAS (GIA)

Warehouse	96,743	1,041,329
Office	2,544	27,383
Gatehouse	24	262
TOTAL GIA	99,311	1,068,974

SPECIFICATION

Dock Doors	150
Level Doors	16
Trailer Spaces	367
Car/Motorcycle Spaces	948
Cycle Spaces	100

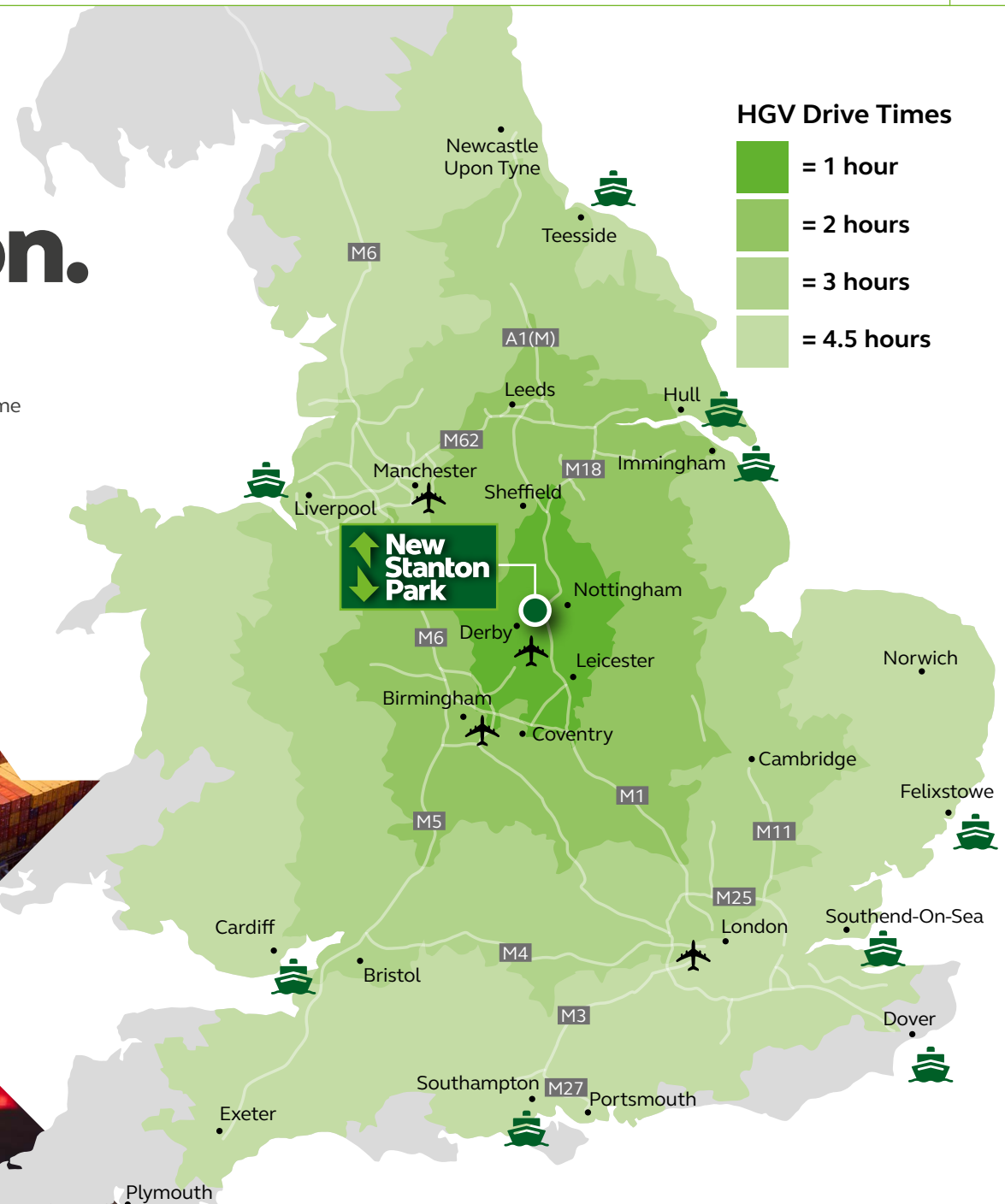
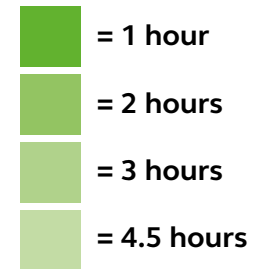
Net site area circa **50.74 acres** (20.53 ha) approx.

a **New** strategic distribution location.

Situated in the heart of the East Midlands, New Stanton Park is one of the best strategically located sites in the UK.

New Stanton Park is ideally positioned to access the UK national infrastructure. **C.10 minutes to the M1** with a HGV drive time of less than 4.5 hours to access the majority of the UK's key logistics routes, ports and airports.

HGV Drive Times





a New connection to the rail network.





Direct Midland Mainline rail connectivity

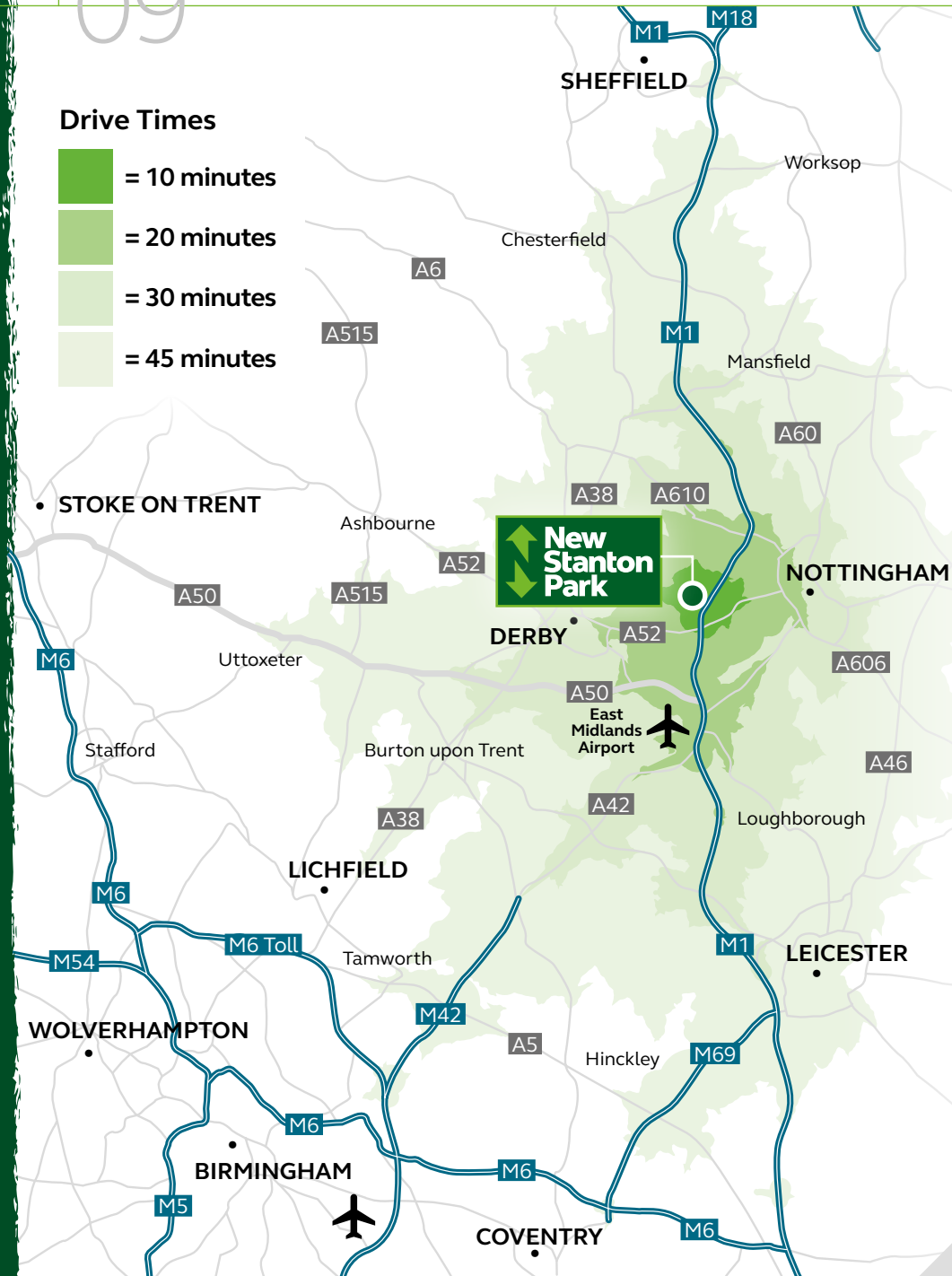
The development will see the proposed expansion of the existing rail hub, accessible by all occupiers on the park and offering direct mainline rail connectivity for goods and logistics movements direct to and from the UK's key ports. The proposal is capable of accommodating the largest of goods locomotive, with a 650 metre long siding on a site of c.8.62 acres.



09

Drive Times

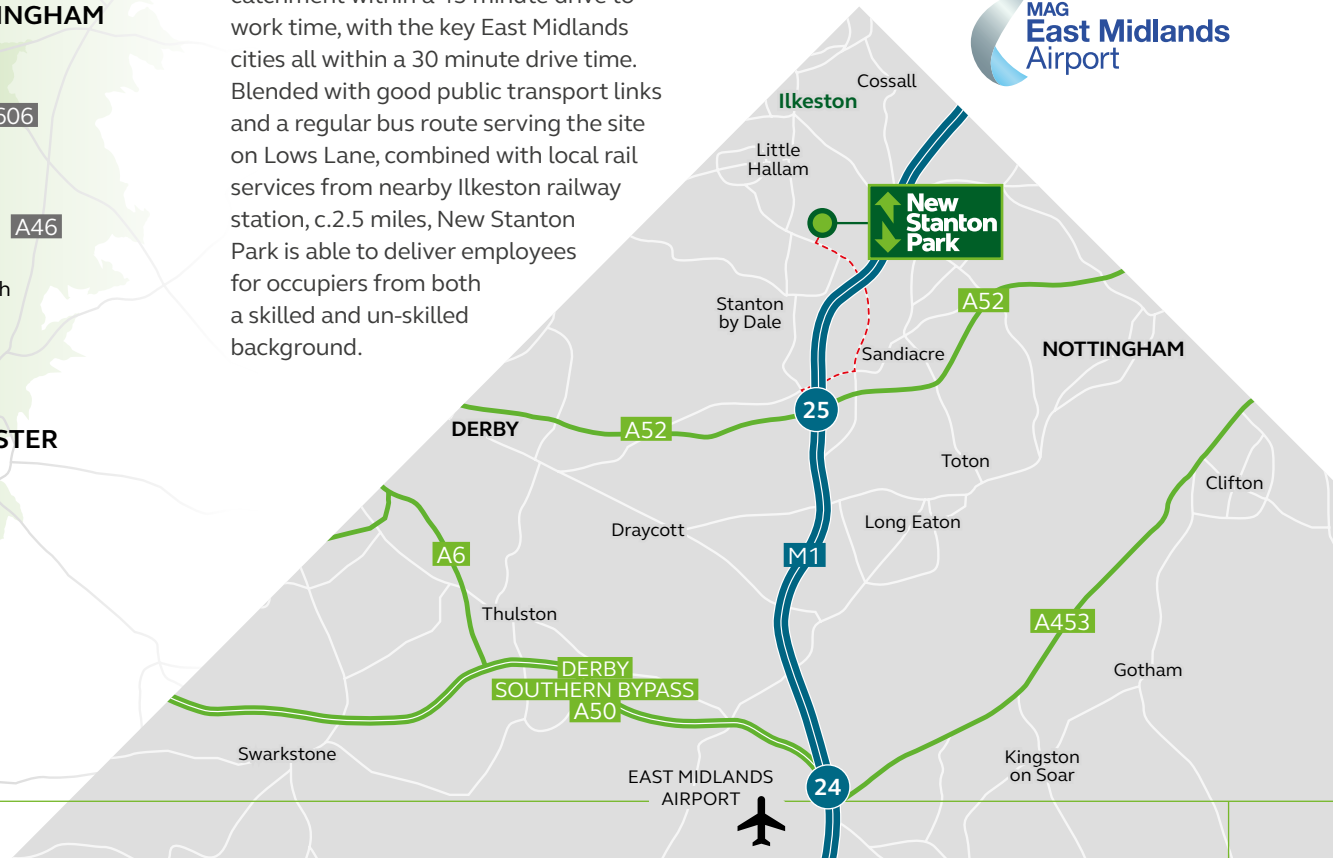
-  = 10 minutes
-  = 20 minutes
-  = 30 minutes
-  = 45 minutes



a New gateway to success.

Access to a large labour work force on your doorstep.

The strategic location of New Stanton Park pulls in a large potential labour catchment within a 45 minute drive to work time, with the key East Midlands cities all within a 30 minute drive time. Blended with good public transport links and a regular bus route serving the site on Lows Lane, combined with local rail services from nearby Ilkeston railway station, c.2.5 miles, New Stanton Park is able to deliver employees for occupiers for both a skilled and un-skilled background.



a **New** pool of the right people.

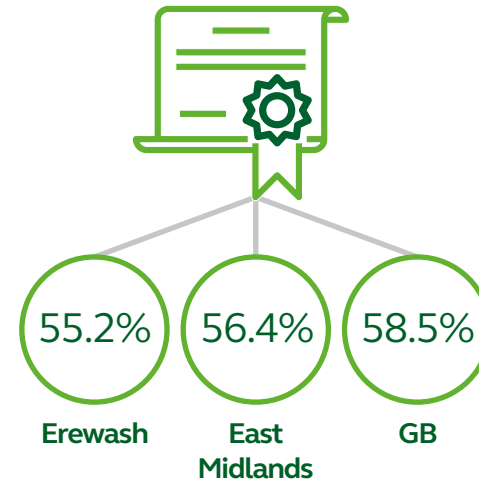
New Stanton Park delivers access to talent and a multi-skilled workforce.

New Stanton Park is situated within the borough of Erewash, Derbyshire with an urban area of just over 115,000 population. The surrounding East Midlands having a population of over 4.5million, combined offering a significant pool of potential labour to occupiers.

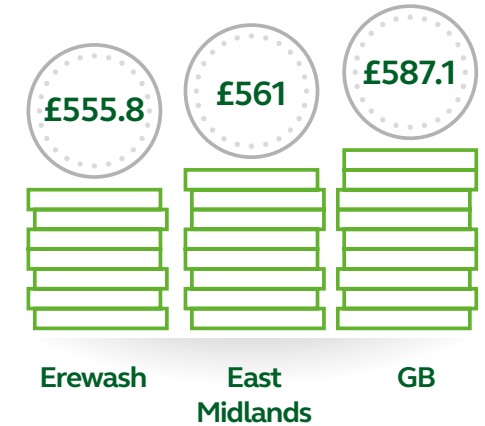
(ONS population estimates 2019)



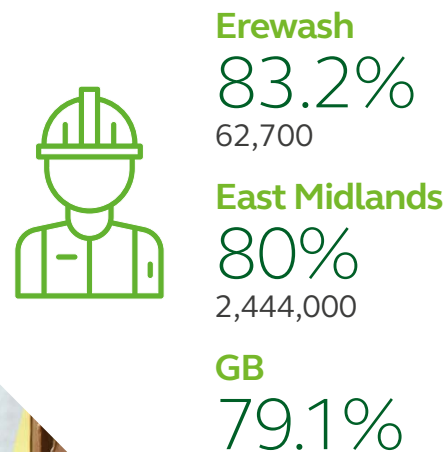
NVQ3 & Above



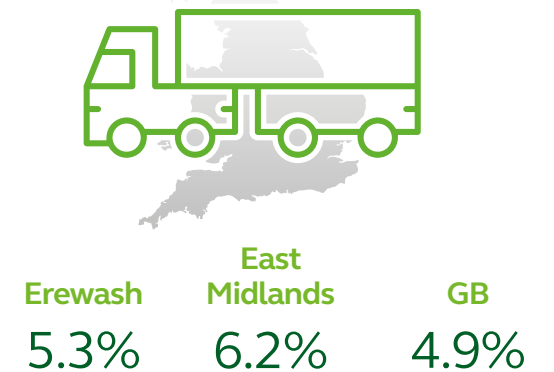
Gross Weekly Pay (by residence)



Economically Active



Workers in Transportation and Storage





New Stanton Park

Verdant Regeneration

Verdant Regeneration Ltd is the trading entity for the development of New Stanton Park. The Verdant Regeneration company directors have already developed over 40 acres of land adjacent to the site. They have also developed and constructed industrial sites for over 30 years. Over this time, they have carried out property development from industrial sheds to commercial offices and overseas projects. These included several sites which were developed from brownfield sites.

verdantregeneration.co.uk



VERDANT

Tenure

Buildings are available on a freehold or leasehold basis.

Price / Rent

Upon application.

Planning

Planning permission (ERE/1221/0002) has been granted for industrial / warehouse uses falling within use classes E1 (g)(iii), B2 and B8.

Service Charge

A service charge is payable to cover the upkeep & maintenance of the common areas and infrastructure. Further details available from the joint agents.

Lease Terms

The Buildings are available on new full repairing and insuring lease terms.

VAT

VAT applies at the standard rate.

M1 and TDBRE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that:
1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract.
2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property.
3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order.
5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.
December 2023. carve-design.co.uk 14918/35

Further Information



James Keeton

07812 250857

james.keeton@m1agency.co.uk

Matthew Smith

07929 004862

matthew.smith@m1agency.co.uk



Chris Drummond

07976 156 457

chris@tdbre.co.uk

Oli Thompson

07837 191054

oliver@tdbre.co.uk