

HOLLYGATE

COTGRAVE // NOTTINGHAM // NG12 3HA



Commercial development plots & built to suit opportunities



Wilson Bowden
Developments



Indicative Computer Generated Image

Units up to 45,000 sq ft • Plots from 1 acre upwards

- Industrial / distribution and office uses
- Located to the South of Nottinghamshire within the Borough of Rushcliffe
- Excellent access to the A46 and A52 carriageways

The Opportunity

Hollygate 46 comprises of three phases, offering commercial development plots with design & build opportunities.

Phase A: 1.7 Acres - units between 750 to 1,750 sq ft

Phase B: 1.1 acres - units up to 12,500 sq ft

Phase C: 3.9 acres - units up to 45,000 sq ft

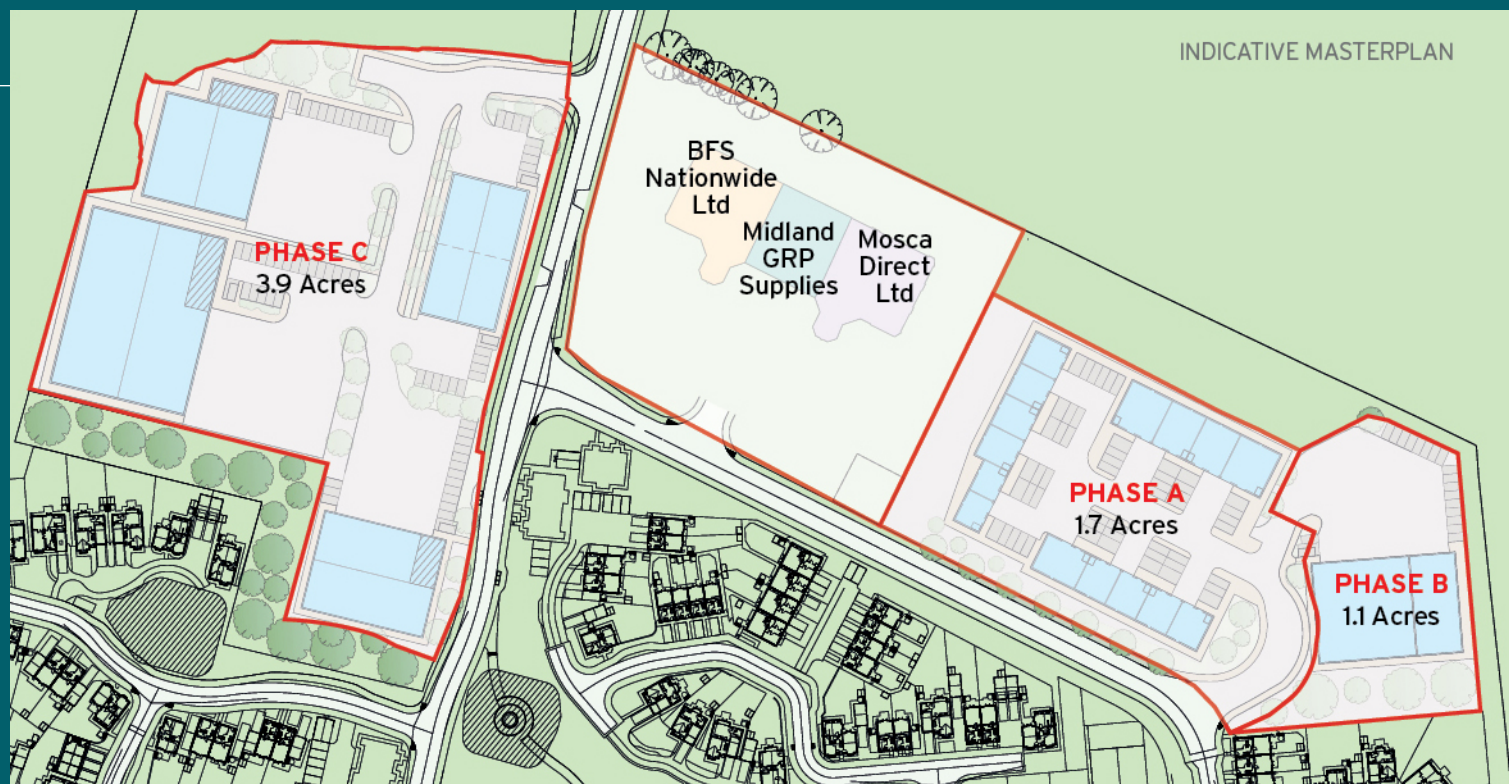
With planning consent for industrial, warehouse and office uses, Hollygate 46 offers an ideal opportunity for local, regional and national operators given the excellent transport links provided by this location.

Location

Hollygate 46 is located to the South of Nottingham within the Borough of Rushcliffe. Close to both the A46 and A52, the site is very accessible from the south and nearby to Nottingham's principal outer ring road which in turn provides easy access to the M1 Motorway.



INDICATIVE MASTERPLAN



Computer Generated Image



Phase Overview

Phase A:

This site is being developed in partnership with Rushcliffe Borough Council, Homes & Communities Agency and D2N2 for the delivery of units between 750 to 1,750 sq ft.

Separate particulars available on request.

Phase B: Delivery of units up to 12,500 sq ft
Sale or Leasehold

Phase C: Delivery of units up to 45,000 sq ft
Sale or Leasehold

Phases can be developed in either order.

Destination	Miles	Time
Birmingham	66 miles	1 hr
Derby	24 miles	34 mins
Hull	79 miles	1 hr 36 mins
Leeds	84 miles	1 hr 31 mins
Leicester	23 miles	28 mins
London	125 miles	2 hr 12 mins
Manchester	92 miles	2 hr 7 mins
Nottingham	8 miles	18 mins
Sheffield	50 miles	1 hr 13 mins

A Developer with a strong track record

Wilson Bowden Developments, based in the East Midlands, has a strong track record in developing high quality buildings across all sectors and size ranges from 1,000 sq ft to 850,000 sq ft. Some of these projects include Nottingham Business Park, Nottingham; Blenheim Business Park, Nottingham; and Optimus Point, Leicester.

The company works in partnership with occupiers to ensure that buildings are constructed to the required specification, delivered on time and to budget.

Terms

Upon application.



**Viewing by appointment
with the sole agent**

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