



MANSFIELD,  
NOTTINGHAMSHIRE,  
NG19 6LY

UP TO 400,000 SQ FT  
AVAILABLE

# APEX





# WELCOME TO APEX

APEX MANSFIELD

HBD

**392,000 SQ FT**  
ACROSS 30 ACRES

**4MVA**  
ALLOCATED POWER LOAD

UNITS RANGING FROM  
**30,000 TO  
150,000 SQ FT**

AVAILABLE FROM  
**Q3 2025**

APEX is primed to become an innovative industrial, manufacturing and logistics destination. Where global, national, regional and local occupiers will enjoy 392,000 sq ft of high-specification space in units ranging from 30,000 – 150,000 sq ft.

With deliverability from 2025, this brand-new scheme has been designed with the latest occupier requirements in mind, providing businesses of all sizes a range of sustainable property solutions that can be built to suit their needs, on a freehold and leasehold basis.

APEX benefits from excellent road connections to both Junctions 28 and 29 of the M1 motorway and is ideally located on the edge of Mansfield, on a well-established industrial and logistics corridor. It's also a key part of the town's wider urban area providing a wealth of great value skills, talent, and expertise.



A joint venture between HBD Ltd & CEG

LOGISTICS & MANUFACTURING



# INDICATIVE MASTERPLAN

## UNIT 1

Total size	13,886 sq m	149,467 sq ft
Ground Floor	13,209 sq m	142,180sq ft
Office	677 sq m	7,287 sq ft
Car Parking	134	

## UNIT 2

Total size	3,217 sq m	34,627 sq ft
Ground Floor	2,917 sq m	31,398 sq ft
Office	300 sq m	3,229 sq ft
Car Parking	51	

## UNIT 3

Total size	6,148 sq m	66,176 sq ft
Ground Floor	5,688 sq m	61,225 sq ft
Office	460 sq m	4,951 sq ft
Car Parking	83	

## UNIT 4

Total size	5,893 sq m	63,432 sq ft
Ground Floor	5,333 sq m	57,404 sq ft
Office	560 sq m	6,028 sq ft
Car Parking	65	

## UNIT 5 A

Total size	3,008 sq m	32,378 sq ft
Ground Floor	2,733 sq m	29,418 sq ft
Office	275 sq m	2,960 sq ft
Car Parking	42	

## UNIT 5 B

Total size	4,232 sq m	45,553 sq ft
Ground Floor	3,828 sq m	41,204 sq ft
Office	404 sq m	4,349 sq ft
Car Parking	42	







APEX MANSFIELD

# SPECIFICATION

**392,000 SQ FT**

ACROSS 30 ACRES

**30,000 – 150,000 SQ FT**

UNITS

**B2 AND B8**

USES

**HIGH-SPECIFICATION**

SUSTAINABLE SPACE

**NET ZERO CARBON**

CAPABILITY

**VERY GOOD**

BREEAM

**EPC RATING A**

**10 - 15M**

MAX EAVES HEIGHT

**50KN/M2**

FLOOR LOADING

**4MVA**

ALLOCATED POWER LOAD

**MEDIUM PRESSURE**

GAS CONNECTION

**EV CHARGING POINTS**





APEX MANSFIELD

# LOCATION

## DESTINATION MILES

J28 & J29 of M1	6 miles	Manchester Airport	56 miles
Mansfield Town Centre	3 miles	Port of Hull	80 miles
Nottingham	15 miles	London	140 miles
East Midlands Airport	22 miles		



Site entrance

APEX



# GET CONNECTED

## CONNECTIVITY

Convenient M1 motorway access via J28 & J29 within 6 miles drive

Most of England accessible in 3.5 hours' drive time

Part of a thriving industrial and logistics corridor

Access to extensive local and regional labour force

Proximity to local schools and housing

## DRIVE TIMES\*

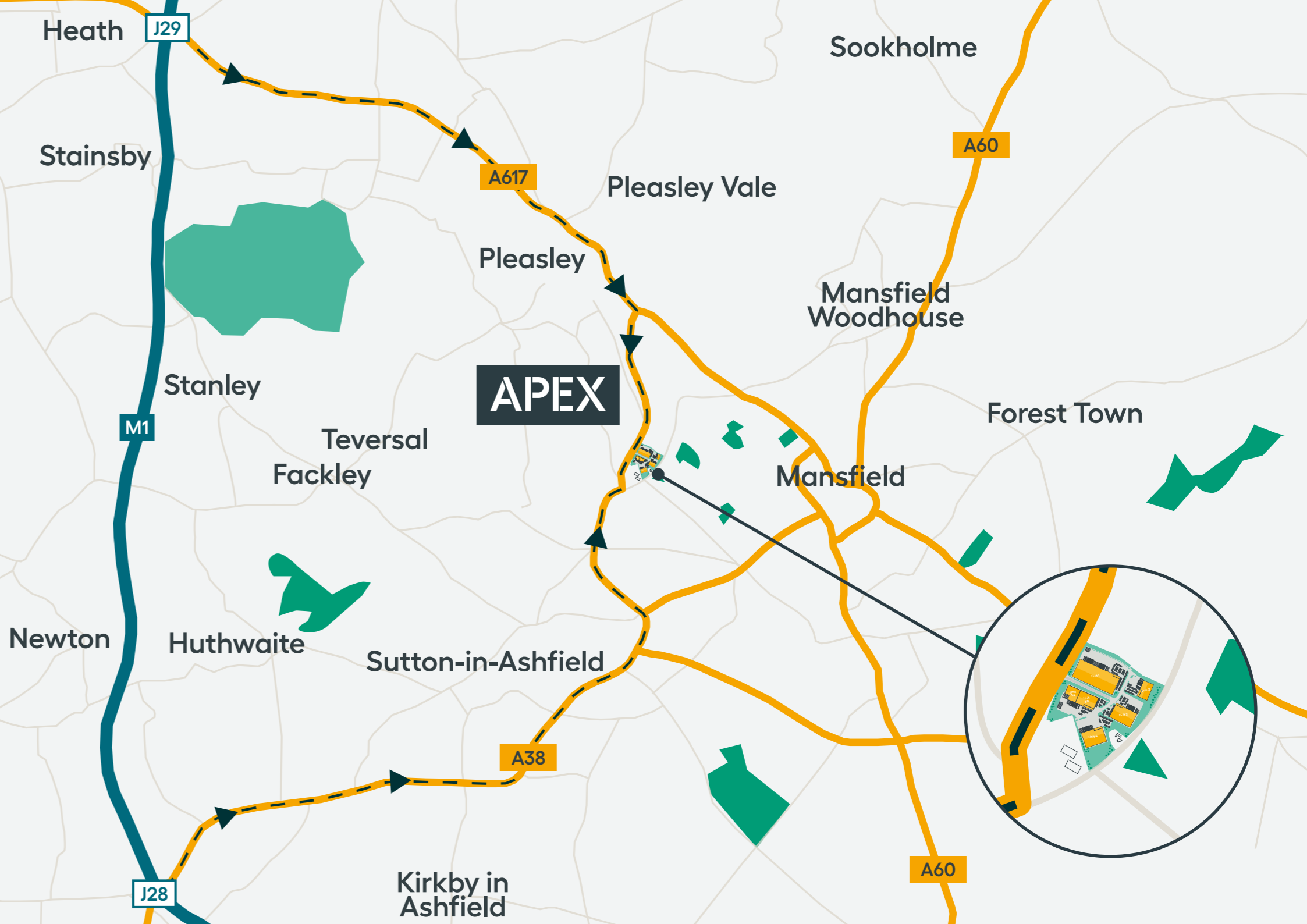
J29 M1 and J28 M1	10mins
A1	28 mins
Nottingham	30 mins
Derby	30 mins
Sheffield	40 mins
East Midlands Airport	35 mins
Birmingham	70 mins
Port of Hull	90 mins

\*Estimated drive times dependent on traffic conditions

Postcode:  
**NG19 6LY**

What3words:  
**YEARS.SONGS.TIMING**

APEX MANSFIELD



# A DYNAMIC REGION

The East Midlands region offers a skilled and dynamic workforce of some 3 million people, there is a large labour pool on the doorstep.

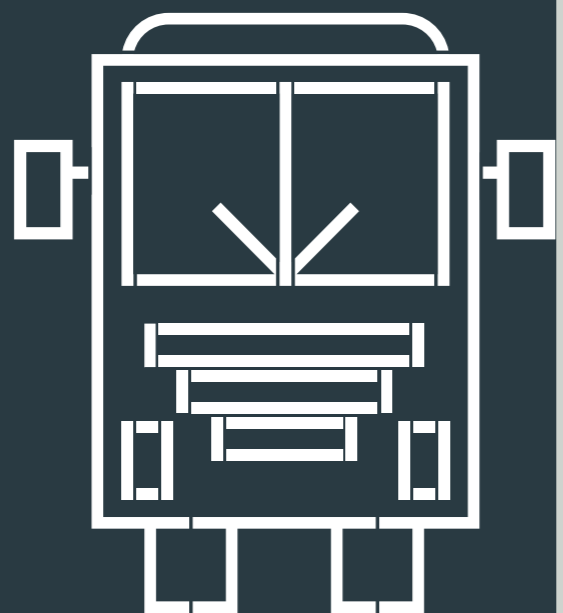
It is home to a rich manufacturing heritage, representing more than 16% of the region's economy.

As well as its fantastic strategic location and great transport links, Mansfield offers a competitive business environment with lower operational costs compared to larger cities.

The town has a supportive business community and available workforce, of which almost 12% are employed in the logistics, transport, manufacturing and production sectors.

The region offers a highly cost-effective choice for occupiers seeking competitive wage rates, rental levels and transport costs.

**APEX MANSFIELD**








68,900 Mansfield District working population (Aged 16-64)
54,700 Economically active in Mansfield (July 2022 – June 2023)
43,000 Total employee jobs
28,000 Full time jobs
15,000 Part time jobs
1,250 (2.8%) Employed in transport, distribution and storage
4,000 (9.1%) Employed in manufacturing and production
£540.20 Average weekly employee wage for Mansfield

# SUSTAINABILITY

CEG and HBD are working together to help make a real difference to our places, people, partners, and the planet by ensuring our schemes are as sustainable as possible. This is no different here at APEX where we are committed to delivering a place in which occupiers and the local community can prosper long into the future.

# FUTURE THINKING

-  Strategic employment site
-  High-specification sustainable space
-  EV charging points
-  Bike parking and changing facilities
-  BREEAM Very Good

-  EPC Rating A
-  Sustainable access by foot, bike, and bus
-  Extensive landscaping
-  Net Zero Carbon capability
-  Staff recreation areas



# ABOUT US

## ABOUT US

APEX is being delivered by a joint venture partnership between HBD and CEG. Together, our collective expertise and track record of consistently creating premium destinations for businesses and communities speaks for itself.

## HBD

Part of the Henry Boot Group, we create some of the UK's best industrial and logistics destinations. With a track record of successfully transforming unloved sites into thriving commercial hubs, we're well known for delivering sustainable places with purpose, where local and global brands can maximise their potential.

## CEG

Established in 1989, CEG is a property investment and development company managing a circa 5million sq ft portfolio of commercial space around the UK. These range from high quality offices, studios and shops to industrial warehouses and business parks and are home to around 500 thriving businesses. As well as proactively acquiring, improving and actively asset managing existing assets, we are also on site delivering new high-quality business space around the country.

APEX MANSFIELD

PLACES WITH PURPOSE

**VESUVIUS**  
Worksop



**CEG** **POWER PARK**  
Nottingham

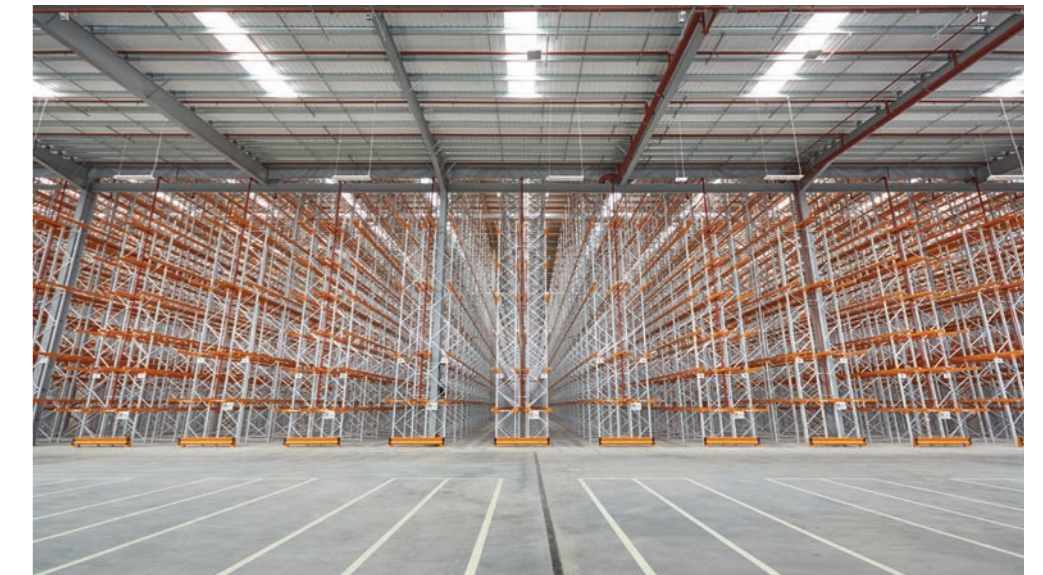


**HBD**

**VAUGHAN PARK, DPD**  
Tipton



**CEG** **MARKHAM VALE**  
Derbyshire



**HBD**



# FIND OUT MORE

[APEXMANSFIELD.CO.UK](http://APEXMANSFIELD.CO.UK)

## ENQUIRIES AND FURTHER INFORMATION



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A JOINT VENTURE BETWEEN:

# H B D



HBD IS PART OF **HENRY BOOT GROUP**

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