

Clowes Developments Brings Forward Development Plot at Castlewood Business Park.

New 111,739 sq ft Industrial and Logistics Unit Coming Soon.



[Castlewood 111 - Castlewood Business Park]

111,000ft² AVAILABLE TO BUY OR RENT AT CASTLEWOOD BUSINESS PARK

Clowes Developments has completed the acquisition of additional land at Castlewood Business Park in Sutton-in-Ashfield, strategically located adjacent to the A38 just moments from Junction 28 of the M1 motorway. The acquisition marks the next phase of the park's development and paves the way for the delivery of a new fully consented 111,739 sq ft, high-specification industrial and logistics facility, available on either a freehold or leasehold basis.

The proposed development will provide a design-and-build warehouse and industrial facility aimed at occupiers within the logistics, storage and distribution sectors. Against a backdrop of limited new-build industrial accommodation across the East Midlands, the acquisition reflects Clowes Developments' confidence in its long-standing objective of delivering the right product in the right location at the right time.

Designed for modern storage and distribution operations, the standalone unit will benefit from excellent access next to the A38, providing excellent connectivity to Junction 28 of the M1 and the wider strategic road network. The development further reinforces Castlewood's position as one of the region's premier business locations.



The 111,739 sq ft development will comprise 106,929 sq ft (9,934 sq m) of warehouse accommodation alongside first and second-floor office space totalling 3,896 sq ft (362 sq m) per floor. The specification includes ten dock loading doors, four level-access loading doors and contemporary two-storey office accommodation positioned around an impressive glazed reception area. Rooflights throughout the warehouse will maximise natural daylight, while the building is targeting Net Zero in operation, a BREEAM 'Excellent' certification and an EPC A rating. The unit will also benefit from up to 1.5MVA, an impressive power supply suited to electricity-intensive manufacturing and distribution operations.

The acquisition further demonstrates Clowes Developments' long-term commitment to Castlewood Business Park and its continued investment in delivering high-quality industrial and logistics accommodation in strategically important locations. Since its inception, Castlewood has grown into one of the East Midlands' most successful commercial destinations, with approximately 1.6 million sq ft of industrial and commercial space delivered. Its location adjacent to Junction 28 of the M1 has attracted a diverse range of national, regional and international occupiers including Co-op, Cencora, Parker Knoll, ConSpare and ProSpare.



[Castlewood Business Park Masterplan]

Supporting occupiers is a range of on-site amenities including a Shell petrol station, convenience store, Greggs and Costa. Just minutes away at Junction 28 and at the neighbouring East Midlands Designer Outlet, employees and visitors can benefit from a wide selection of public houses, cafés, restaurants and fast-food operators.

With very limited availability of modern industrial and distribution units exceeding 100,000 sq ft across the East Midlands, the latest development presents a rare opportunity for businesses seeking high-quality, sustainable accommodation in an established logistics location of either a freehold or leasehold basis.

Kate Henderson, Head of Marketing, Clowes Developments
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The scheme represents the only opportunity to secure new-build space at Castlewood Business Park and underlines Clowes Developments' continued confidence in both the location and the strength of occupier demand across the region.

Kevin Webster, Associate Development Director at Clowes Developments, commented:

The purchase of this additional parcel of land enables us to bring forward another significant industrial and logistics opportunity at Castlewood Business Park. Demand for well-connected, sustainable, high-quality distribution space remains strong, particularly given the shortage of available new-build industrial accommodation of this scale across the East Midlands. This development will provide occupiers with an efficient, future-proof facility in a prime location while continuing the successful development of Castlewood Business Park."

Joint letting agents, Tim Gilbertson of FHP Property Consultants and Tom Kimbell of APEX, added:

"Schemes of this quality and scale are becoming increasingly difficult to find across the East Midlands. With supply remaining constrained and demand from manufacturing, logistics and distribution businesses continuing to be robust, we expect this opportunity to attract significant interest. Castlewood has established itself as one of the region's leading industrial locations, and this opportunity provides occupiers with the chance to secure a best-in-class facility in an unrivalled strategic position with an enviable power supply. We are particularly delighted to bring this opportunity to the market with planning consent obtained and the building available to either buy or rent."

Interested parties are encouraged to contact the agents directly, Tim Gilbertson, FHP Property Consultants tim@fhp.co.uk or Tom Kimbell at Apex Real Estate Advisors LLP tom@apexllp.com.

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About Clowes Developments

Clowes Developments is one of the UK's largest and strongest privately-owned property investment and development organisations, dedicated to a simple aim: to build a lasting legacy of strong, sustainable places that will enable future generations to prosper.

Charles W Clowes founded Clowes Developments on 17th September 1964; he did so on the guiding principles of honesty, integrity, passion and innovation. That DNA still runs deep throughout the company, influencing decision-making over half a century later.

The Clowes family still own and run the business, giving relief from the demands of PLC shareholders and allowing the freedom to build an extensive portfolio in creative and imaginative ways.

Clowes Developments recently presented the group's results for the financial year ended 31 March 2025, which in short show turnover of £147.1m and operating profit before exceptional items of £5.4m.

The group holds over 3,000 acres of land and 15,000 residential plots in 130 development sites across the country, including more than 50 office and business parks and several larger mixed-use sites.

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