

DOVE VALLEY PARK 43

New Industrial / Distribution Unit

43,260 sq ft (4,019 sq m)

PLANNING APPLICATION SUBMITTED | UNIT AVAILABLE Q4 2027

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FOSTON, DERBYSHIRE, DE65 5BG
A50 | M1-M6 LINK

TO LET / FOR SALE



Indicative Image



DOVE VALLEY PARK 43

Accommodation

Plot No.	Sq Ft	Tenure
Plot 1	COMING SOON	To Let/For Sale
DVP43	43,260	To Let/For Sale
DVP196	195,679	UNDER OFFER
DVP152	152,728	UNDER OFFER
DVP16	15,984	To Let/For Sale
Plot 11	30 ACRES	UNDER OFFER

- Planning application submitted
- Onsite construction targeted for Q1 2027
- Potential availability Q4 2027
- On site **infrastructure** and all mains **services installed**
- **Logistical flexibility** via M1/M6, A50 and A38
- Centre of one of the Country's **most important manufacturing areas**
- **Excellent support** from Local Authority

DOVE VALLEY PARK 43 Specification



Warehouse



8m to Underside of Haunch



Floor Loading
50kn per sq m



Targeted EPC rating of 'A'



PV Ready



4 Dock Level & 2 Level Access
Doors



250kVA Power Secured



Office/Welfare



Raised Floors



Suspended Ceilings



Fully Carpeted



Disabled WC's



Comfort Cooling



Office Space - 3,003sq ft
(7.5% GIA)



External



49 Car Parking Spaces



Self Contained
Service Yards



Security Lighting



Dedicated commuter bus



Innovation Centre
coming soon



Key features:



Part of an
established
200 acre
development



48 million
people within
4 hour drive



Centre of one of
the country's
most important
manufacturing areas



Excellent
connectivity
via M1/M6,
A50 & A38

Terms:

The building is available on both freehold and leasehold terms. The specification can be tailored to meet occupier's requirements.

Service charge:

A nominal service charge will be payable by the occupier to cover contribution towards upkeep and maintenance of estate roads and common parts of the estate.

VAT:

VAT will be payable upon purchase price/ rent due and service charge.

DOVE VALLEY PARK 43



Location

Dove Valley Park is located on the junction of a high grade dual carriageway Toll Free A50 M1/M6 link. This important Trunk Road runs from Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of the M6, opening up access to the nation's motorway system. Major seaports and airports along with 48 million people within a 4 hour drive.

Airports	Distance
East Midlands	22 miles
Birmingham	42 miles
Manchester	55 miles
Heathrow	137 miles
Seaports	Distance
Liverpool	86 miles
Hull	106 miles
Felixstowe	183 miles
Southampton	196 miles

Destination	Distance
M1	18 miles
Derby	12 miles
Stoke on Trent	23 miles
M6	25 miles
Nottingham	31 miles
Leicester	39 miles
Birmingham	41 miles
Sheffield	58 miles
Manchester	61 miles



[Click here to view in Google Maps](#)

Further Information

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