

FHP Appointed on 111,000FT² Warehouse/Industrial Design and Build Option at Castlewood Business Park, J28 M1 / A38



[Castlewood 111 - Castlewood Business Park – LEFT TO RIGHT – Darran Severn & Tim Gilbertson – FHP, Ollie Withers & Tom Kimbell - APEX]

FHP have been appointed to act on behalf of Clowes Developments as they bring forward an exceptional opportunity for businesses seeking a new, high-specification industrial and logistics facility in one of the East Midlands' most established commercial locations.

Available on either a freehold or leasehold basis, the new 111,739 sq ft unit at [Castlewood Business Park](#), Sutton-in-Ashfield, will provide a best-in-class facility tailored to the needs of modern logistics, storage and distribution occupiers.

With planning consent secured and very limited availability of new-build units of this scale across the East Midlands, this represents a rare opportunity to secure the only new-build space currently available at Castlewood Business Park.

Strategically positioned adjacent to the A38 and just moments from Junction 28 of the M1 motorway, the standalone development will offer outstanding connectivity to the regional and national road network.

The proposed building will comprise:

- * 111,739 sq ft (10,381 sq m) in total
- * 106,929 sq ft (9,934 sq m) of warehouse accommodation
- * 12m haunch
- * First and second-floor office accommodation



- * 10 dock loading doors
- * 4 level-access loading doors
- * Up to 1.5MVA of power, supporting a wide range of logistics, storage and distribution operations
- * Targeting Net Zero in operation
- * Targeting BREEAM 'Excellent'
- * Targeting an EPC A rating



[Castlewood 111]

Kate Henderson, Head of Marketing, Clowes Developments
ANNOUNCEMENT: Clowes Developments Launches Rare Chance to Buy or Let 111,739 sq ft
of Prime Commercial Space at Castlewood Business Park
Suitable for release: 21st September 2026



[Castlewood 111]

Available on a design-and-build basis, the scheme designed by [IMA Architects](#) on behalf of Clowes provides businesses with the opportunity to secure a future-focused facility designed around the demands of their operation.

Castlewood Business Park has established itself as one of the East Midlands' leading industrial and commercial destinations.

Clowes Developments has already delivered approximately 2.5 million sq ft of industrial and commercial accommodation at the park, attracting a diverse range of national, regional and international occupiers, including Co-op, Cencora, Parker Knoll, ConSpare and ProSpare.

The acquisition of this additional plot allows Clowes Developments to continue investing in the location and deliver another significant opportunity for businesses looking to establish or expand their operations in a proven logistics hub.

Occupiers and their employees also benefit from a range of nearby amenities, including an on-site Shell petrol station, convenience store, Greggs and Costa. Further retail and leisure facilities are available within minutes at Junction 28 and the neighbouring [FrasersPlus Designer Outlet East Midlands](#).

The supply of modern industrial and distribution accommodation exceeding 100,000 sq ft across the East Midlands remains extremely limited. For businesses seeking a high-quality, sustainable facility with excellent motorway access and substantial power capacity, this development offers an opportunity that is becoming increasingly difficult to find.

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Whether looking to buy or lease, occupiers can secure a landmark facility within an established business park with a strong track record of attracting leading businesses.

Clowes Developments is one of the UK's leading privately owned property development and investment companies, with a long-standing commitment to delivering high-quality commercial space in strategically important locations.

James Richards, Development Director at Clowes Developments commented:

"The purchase of this additional parcel of land will enable us to bring forward another significant logistics opportunity at Castlewood Business Park.

"With planning consent already secured, we are now in a position to work with an occupier to deliver a high-quality, future-proof facility in one of the East Midlands' most established and well-connected business locations.

"Opportunities to secure new-build accommodation of this scale are increasingly rare, particularly where occupiers have the flexibility to either buy or lease. We are confident this scheme will appeal to a wide range of logistics and distribution businesses."

The opportunity is being jointly marketed by FHP Property Consultants and APEX Real Estate Advisors LLP, who bring extensive experience and market knowledge to the project.

Tim Gilbertson, Director at [FHP](#) commented:

"With the flexibility to buy or lease and planning consent already secured, this development presents an outstanding opportunity for businesses looking to establish themselves in a modern, sustainable facility. Commercial space of this quality and scale is becoming increasingly difficult to source across the East Midlands, making this a particularly attractive proposition for occupiers and investors alike."

Tom Kimbell, Director at [APEX](#) added:

"Castlewood is already recognised as one of the region's premier industrial locations, and the combination of excellent motorway connectivity, a high-quality specification and an enviable power supply makes this a particularly attractive proposition.

We are delighted to bring this opportunity to the market and have already experienced significant interest from occupiers seeking best-in-class space in a proven strategic location."

With planning consent in place and the building available on either a freehold or leasehold basis, now is the time to discuss how this opportunity could work for your business.

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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NOTES TO EDITOR

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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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