



# Stud Brook

## BUSINESS PARK

M1 | ADJOINING EAST MIDLANDS AIRPORT  
**CASTLE DONINGTON | DE74 2PR**

**A new business park directly accessed  
from the Castle Donington bypass**

A range of BREEAM 'very good'  
industrial and distribution units

**From 8,500 – 30,000 sq ft** (790 – 2,800 sq m)

**TO LET**  
**Coming**  
**Soon**







## Specification

The units will offer a steel portal frame construction with a combination of composite and built up cladding in tones of grey and white leading into a mono-pitched roof system. The specification will include the following:



6 -10 metre eaves height



Level loading roller shutter doors



Highly efficient EPC rating



Glazed entranceway



10% natural roof lights



Three-phase power



Incoming gas, water and fibre broadband



35 kN per m<sup>2</sup> floor slab



External car parking and yard space



Cycle spaces and EV charging points



BREEAM 'Very Good'

## A Proven Location

Equidistant to Nottingham, Derby and Leicester, adjacent to East Midlands Airport and directly accessed from the Castle Donington Bypass which links the A50 to the A453 and J23a / J24 of the M1, Stud Brook is easy to find.

Set into its regional context the intersection of the M1, A42 and A50 provides access to all parts of the UK with approximately 80% of the UK's working population understood to be within two hours drive.



## Accommodation

Indicative Sizes		
Plot	sq m	sq ft
2	2,028.3	21,832
3A	824.6	8,875
3B	824.6	8,875
4	2,775.5	29,875
5A	2,504.8	26,961
5B	2,504.8	26,961
6A	2,039	21,949
6B	2,039	21,949
7	1,712	18,427





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### Lease

Units are available to rent. Contact the letting agents for further information.

### VAT

VAT will apply.

### Business Rates & Service Charge

Contact the agents for guidance figures.



INDICATIVE IMAGE

## A Proven Developer

Stud Brook Business Park is the latest development within the UK development portfolio of Derby based Clowes Developments (UK) Limited.

Clowes have the expertise to develop units to satisfy small to medium sized businesses but also have the expertise to deliver projects on a national scale.

Completed units can be viewed at a number of their schemes within the region including Ivanhoe, Ashby de la Zouch, EMDC, Castle Donington, Forbes Park, Long Eaton and Centrix Business Park, Corby.

### Further Information

Please contact the joint agents:



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# ESG - A sustainable development

A responsibility to future generations

## Our Ambition.

To build a lasting legacy of strong, sustainable places that will enable future generations to prosper.

Here at Clowes, we are fervent believers that sustainability is more than just a box to be ticked. Whether through property development, land development or contaminated land reclamation, the construction industry has a major responsibility to develop sustainably. In designing and delivering our developments, we do all we can to bring a balanced approach to sustainability. Wherever possible, we make sure we're accountable environmentally, socially and economically. That way, we can play our part in ensuring a better quality of life for everyone – now and for generations to come.

Our building's insulation performs up to **50% better** than Building Regs. require

## Environment.

Our commitment to sustainability goes far beyond commercial property development and the design and construction of buildings.

We investigate the site's history and surroundings, explore how we can enhance its natural elements – including the landscaped area around our buildings – and consider the immediate environment wherever possible. Experience and a sharp awareness of our responsibility has shown us many ways and opportunities to contribute to the health of the wider environment, from improving the ecology of the site to creating new amenities for local people.

## Efficiency of our buildings.

We carefully consider all measures to mitigate and improve the overall efficiency of our buildings.

- U-values are significantly better than building regulations expect.
  - Air leakage statistics are half the value building regulations calls for.
  - Internal M&E strategy considers energy efficiency, using effective condensing units to provide heating & cooling facilities.
  - LED lighting and PIR sensors improve the overall energy output of the buildings.
  - We strive for an EPC rating of 'A' for all our builds.
  - Stud Brook Business Park industrial units will achieve BREEAM 'very good'.
- These are all considerations made as standard to ensure our buildings have a significantly lower carbon footprint than may otherwise be possible.

