



DIAL
650

Tamworth Road, DE72 2HP

J24A M1

/// processor.clocked.sublime

Fully Fitted Distribution Centre Available For Sale / To Let 653,647 Sq Ft

DIAL650.COM



DIAL UP PERFORMANCE

DIAL UP ACCESS UNLOCK GROWTH

DIAL 650 is a premier 653,647 sq ft, BREEAM Excellent logistics building built in 2019. It combines multi-modal connectivity with a fully fitted distribution centre inclusive of multi temperature storage. Significant fit-out infrastructure provides an incoming occupier speed to operation, whilst minimising capex and procurement lag.



DIAL UP PRODUCTION

UNLOCK SCALE



IN-SITU WIDE AISLE
RACKING



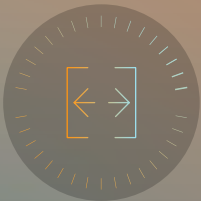
BREEAM
EXCELLENT



EPC
A



80 DOCK LEVELERS
32 WEST / 48 SOUTH



DUAL 75M
SERVICE YARDS



95 DEDICATED
HGV SPACES



470 SECURE
CAR SPACES



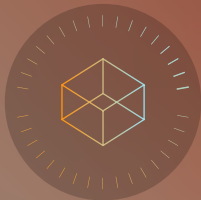
FM2 FLOOR WITH
60N/M2 LOADING



2MVA IMPORT,
950KVA EXPORT



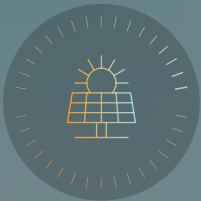
2250KVA POWERED
STANDBY GENERATOR



POTENTIAL TO EXTEND BY
CIRCA 130,000 SQ FT
(SUBJECT TO PLANNING)



15M
EAVES HEIGHT



SOLAR
PV PANELS



COLD HANDLING
(51,667 SQ FT)



FREEZER
(48,438 SQ FT)

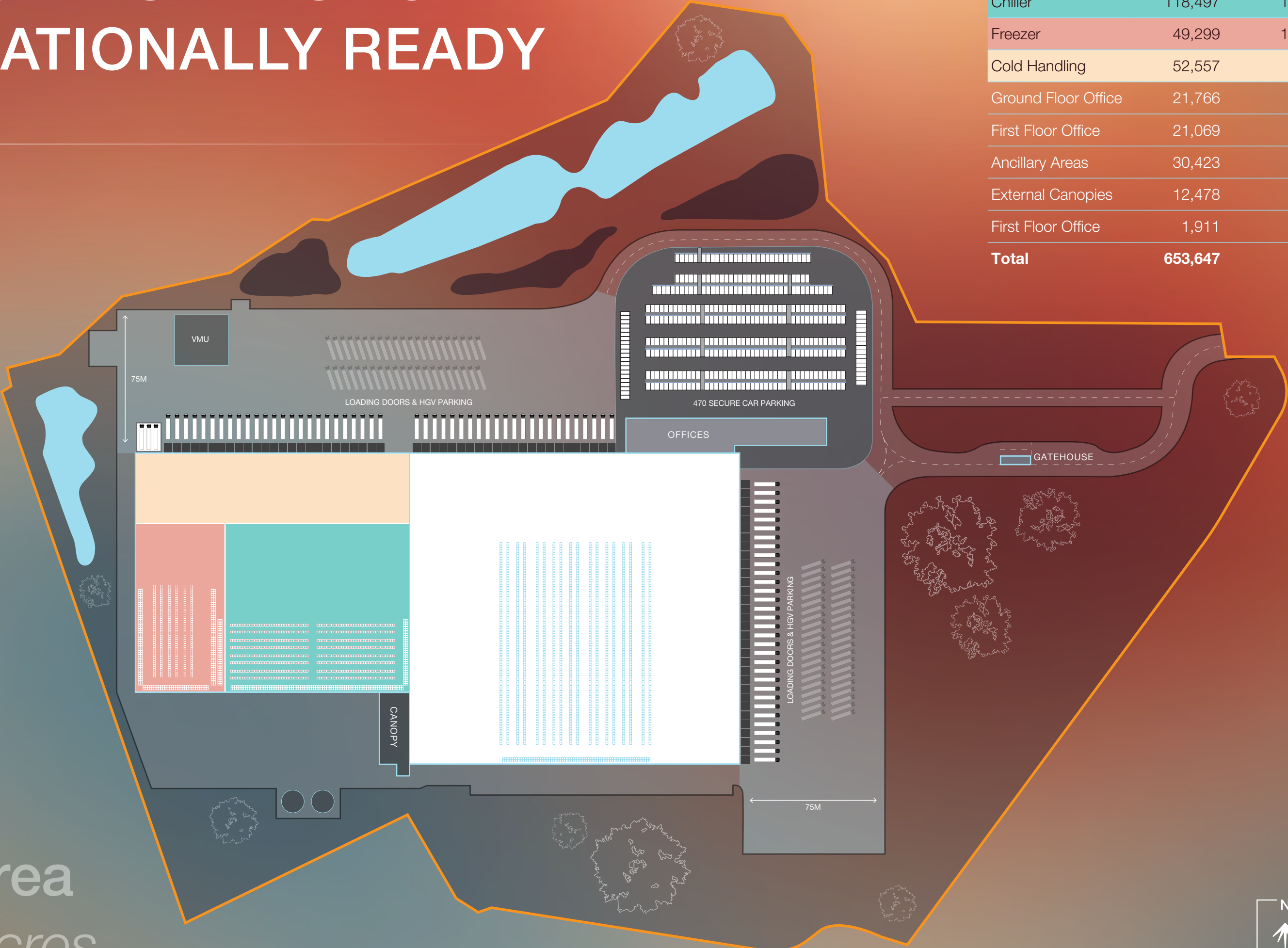


CHILLER
(118,188 SQ FT)



DIAL UP DISTRIBUTION OPERATIONALLY READY

Area (GIA)	Size (sq ft)	Haunch
Ambient Warehouse	345,647	15M
Chiller	118,497	15M
Freezer	49,299	15M
Cold Handling	52,557	8M
Ground Floor Office	21,766	
First Floor Office	21,069	
Ancillary Areas	30,423	
External Canopies	12,478	
First Floor Office	1,911	
Total	653,647	



Site Area
58.2 Acres



DIAL UP PERFORMANCE

DIAL DOWN COSTS



DIAL 650 is a fully commissioned distribution platform equipped with circa £19.5m* of premium, in-situ fit-out.

*inclusive of inflation

Temperature-Control Areas

There are three distinct refrigerated areas - Chilled, Cold Handling and Freezer sections. The cold handling and chilled areas operate at +3c and the freezer at -28c. Six independent refrigeration systems, served by Advansor transcritical booster packs and roof-mounted gas coolers, provide resilient chilled and frozen storage. There is anti-frost protection for the freezer provided via an underfloor pumped glycol system.

Sprinklers

The sprinkler system protects the warehouse, racking and ancillary areas, including the aerosol cage, recycling area and maintenance workshop, with a capacity of up to 3,000 litres per minute.

Power

Power is supplied via two dedicated 1,000kVA on-site substations, providing 2,000kVA import and 950kVA (solar) export capacity. A 2250kVA diesel generator set is in situ to enable full operation during a network outage.

Solar PV

A 2MWp rooftop solar PV system helps power the building, with surplus energy exported to the grid. An automated control system manages exports, maintaining them below the 950KW limit. When used to help power the building the PV provides occupiers C£500,000 per annum savings based on 22.11p/Kwh costs.

LED Lighting

These luminaires have integral presence and daylight sensors to react to movement and levels of natural daylight available.

CCTV

Comprehensive CCTV coverage monitors all external and key internal areas, with footage recorded and accessible via on-site monitoring systems.



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DIAL UP CONNECTIVITY

DIRECT M1 ACCESS

Situated a mere 1.2 miles from junction 24A M1, DIAL 650 establishes multi-modal logistics advantage with prime rail, air and motorway freight hubs immediately on your doorstep.

Road	Miles	Mins	Rail	Miles	Mins	Air	Miles	Mins
M1 J24A	1.2	3	East Midlands (Rail Freight)	4	7	East Midlands	5	10
M42 J11	19	22	East Midlands (Passenger)	5	8	Birmingham	40	50
Nottingham	13	24	DIRFT (Rail Freight)	39	45	Manchester	77	90
Birmingham	39	45	IPort Doncaster (Rail Freight)	54	60	LDN Stansted	125	128

East Midlands Parkway - 8 Mins ▶

East Midlands Rail Freight - 7 Mins ▼

East Midlands Airport - 10 Mins ▼

DIAL UP POTENTIAL PROVEN EFFICIENCY

DIAL 650 taps directly into the industrial heart of the East Midlands, unlocking immediate access to a highly concentrated, skilled logistics workforce.



90K

economically active individuals are currently unemployed within a 45 min drive.

332K+

logistics employees typically employed within a 30 min drive.

440K

economically active people within a 30 min drive.

1M

people live within a 30 min drive from the site.

91%

UK's domestic spending power is within 4 hour reach.

85%

mainland UK population is within a 4 hour drive.



DIAL 650

Tamworth Road, DE72 2HP

TENURE

Available freehold or leasehold.

VIEWING

Strictly by appointment with the joint sole agents.

DATA ROOM

Available on request.

For more information and to book a viewing, contact:



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