

AIR CARGO CENTRE

EAST MIDLANDS AIRPORT
M1 J23A • CASTLE DONINGTON • DE74 2SA

- A first class business location
- Easy access to Nottingham, Birmingham, Derby & Leicester
- High quality unit specification
- Excellent parking provision



Industrial /warehouse units
From 3,000 ft² (279m²) • TO LET

AIR CARGO CENTRE

✈ LOCATION

The Air Cargo Centre is located off Beverley Road, within the East Midlands Airport Campus. The airport benefits from unrestricted cargo night flights and is the largest pure cargo base in the UK.

Junctions 23A and 24 of the M1 motorway, the A50 and the A42/M42 are all within a 5 minutes' drive from the estate providing easy links to the West Midlands, North East and North West. There are regular bus connections to Derby, Nottingham and Leicester with a bus stop right next to the estate. Donington Park race track is approximately a 5 minute drive and East Midlands Parkway station, which is on the mainline, is only 5 miles away - just an 11 minute drive.

Nearby occupiers include DHL, Royal Mail, UPS, Holiday Inn, HSBC, Amazon, XPO Logistics, PWC, DHL, TNT and Cooper Parry.

Units from 3,000ft² (279m²)



✈ DESCRIPTION

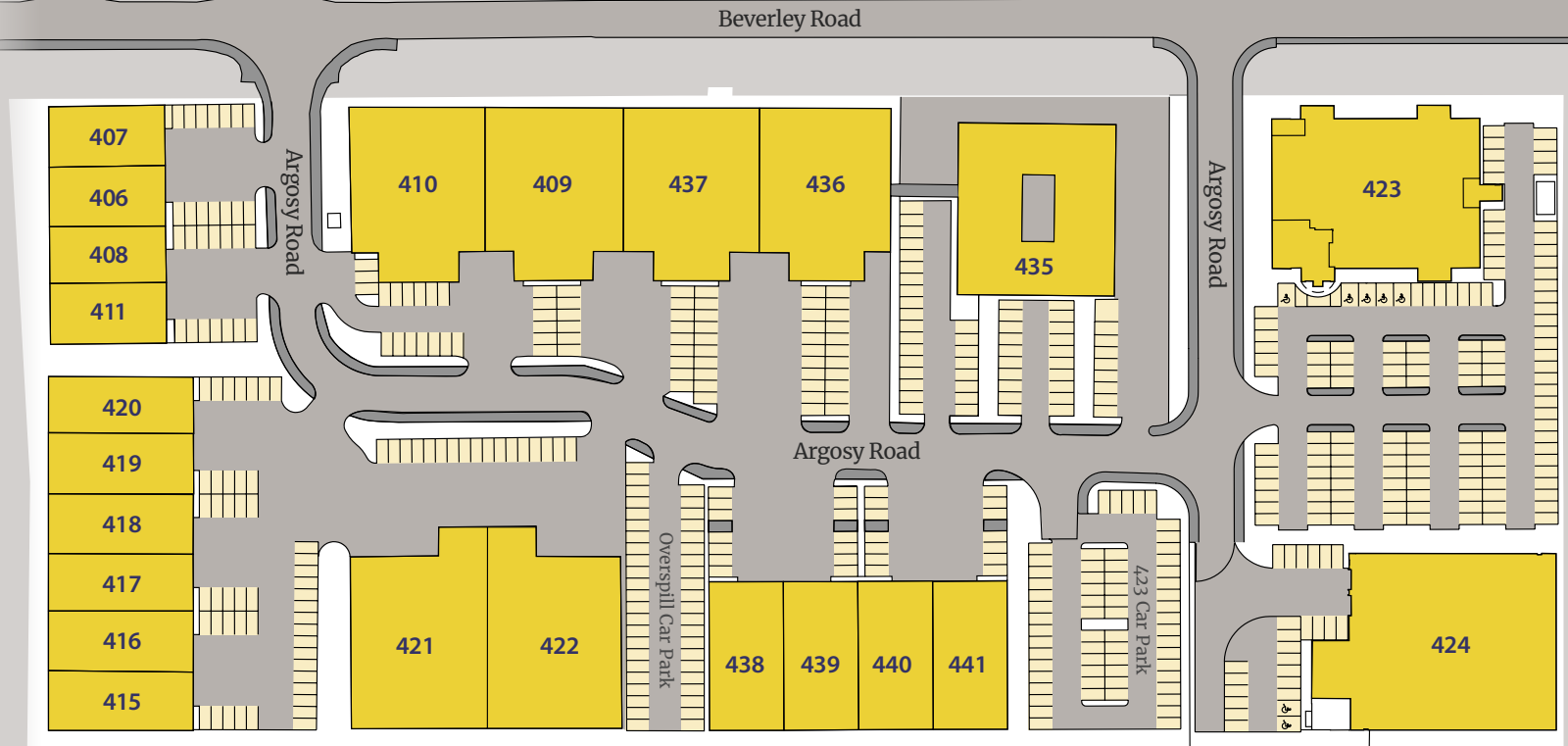
The majority of the estate was constructed in 1985 and comprises 23 units with a total floor area of circa 200,000ft² (18,580m²) with units ranging in size from circa 3,000ft² (279m²) to 25,000ft² (2,323m²).

All units benefit from dedicated car parking and loading to the front with a large over-spill car park facility on the estate.

✈ TENURE

New leases are available direct with the landlord on terms to be agreed, flexible rental packages are also offered, tailored to the requirements of the individual company.

Guide figures can be made available from the agents but we want to meet you onsite, consider your needs and consider best how Air Cargo Centre can provide you with your new business move.



NEARBY FACILITIES INCLUDE:



UNITS 435, 436, 437, 409 & 410

CITY	MILES	TIME
Derby	14	23 mins
Nottingham	14	26 mins
Leicester	19	29 mins
Birmingham	40	47 mins
Manchester	91	104 mins
London	116	129 mins

✈️ EPC

Please contact the joint agents for unit specific EPC ratings. The units are understood to have an EPC rating ranging from C to E.

✈️ LEGAL COSTS

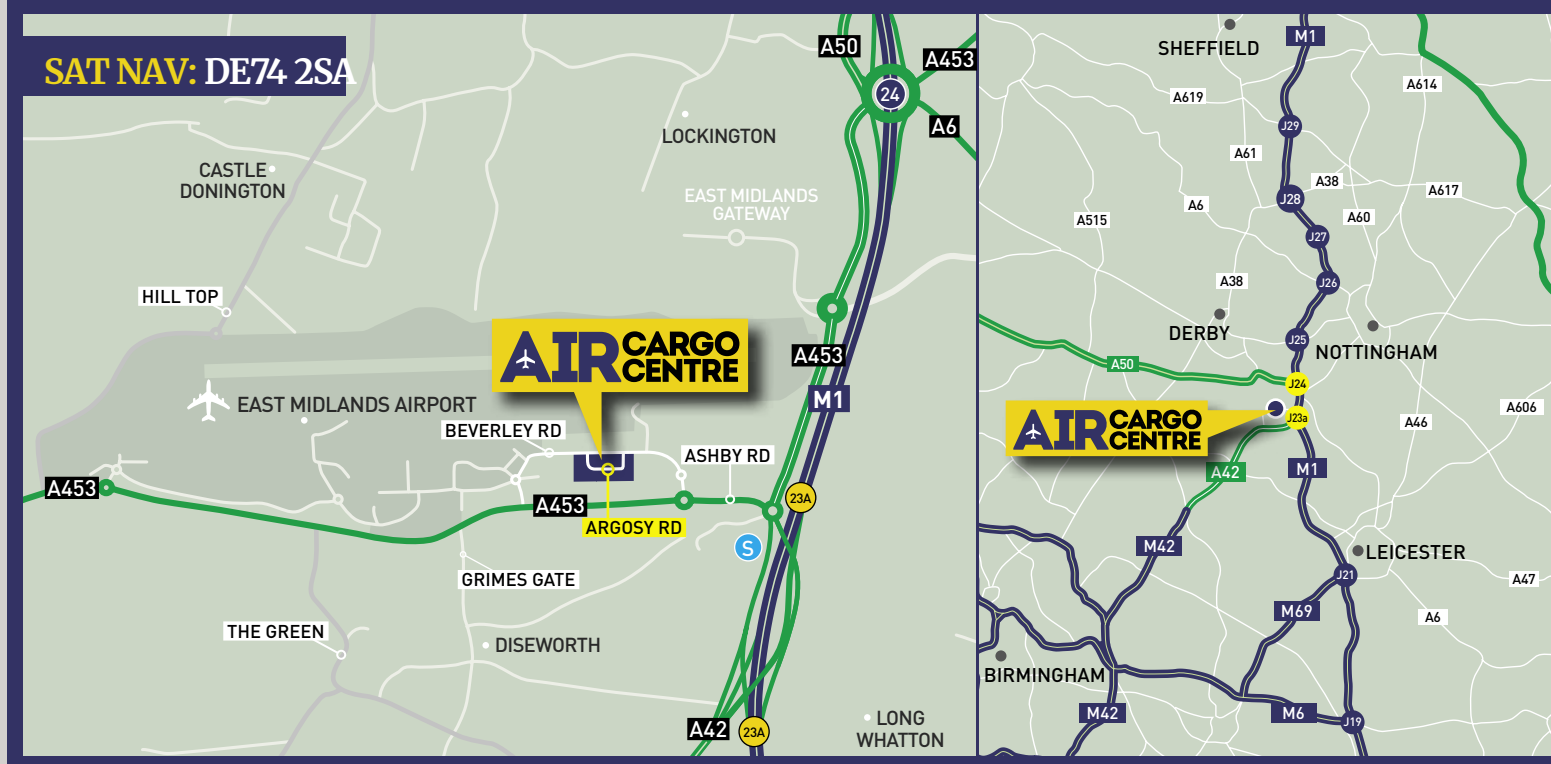
Each Party is to be responsible for their own legal costs relating to the transaction.

✈️ VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

For further information:

For further information or to make arrangements to view please contact the joint agents.



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