



EMDC280

East Midlands Distribution Centre

J24 M1 • EAST MIDLANDS DISTRIBUTION CENTRE • DE74 2HL

279,418ft² (25,958m²) • TO LET

IMMEDIATELY AVAILABLE



[CLICK HERE TO VIEW THE VIDEO OF EMDC280](#)

- Easy access to M1 and A50
- Close proximity to East Midlands Airport
- 15m min clear height
- 26 dock level doors
- 4 level access doors
- 50m yard depth

A DEVELOPMENT BY:



NFU Mutual

Clowes
DEVELOPMENTS

A strategically important logistics location

EMDC 280 occupies one of the most strategically important logistics locations within the Midlands opposite to Marks & Spencer's Midlands RDC, the unit is just three minutes' drive to the A50, five minutes from J24a of the M1 and only nine minutes' HGV drive time from East Midlands Airport which is directly accessed by the new Castle Donington western relief road.

Both the Maritime Rail Freight Terminal and East Midlands Parkway passenger rail station are within five miles of the site providing both freight and passenger transport to the UK's network of RFTs as well as the UK major ports and principal cities.





 **EMDC280**
East Midlands Distribution Centre

amazon

ups
SHOP DIRECT

amazon

GAMES WORKSHOP

DHL

To A42/M42

CASTLE DONINGTON BYPASS

MORAN logistics

buyitdirect GROUP

M&S

Derby via A6
Stoke-on-Trent via A50
M6 J15/16

MAG East Midlands Airport

MARITIME RAIL FREIGHT TERMINAL

XPO Logistics

KUEHNE+NAGEL

A50

A50

ALDI

J24

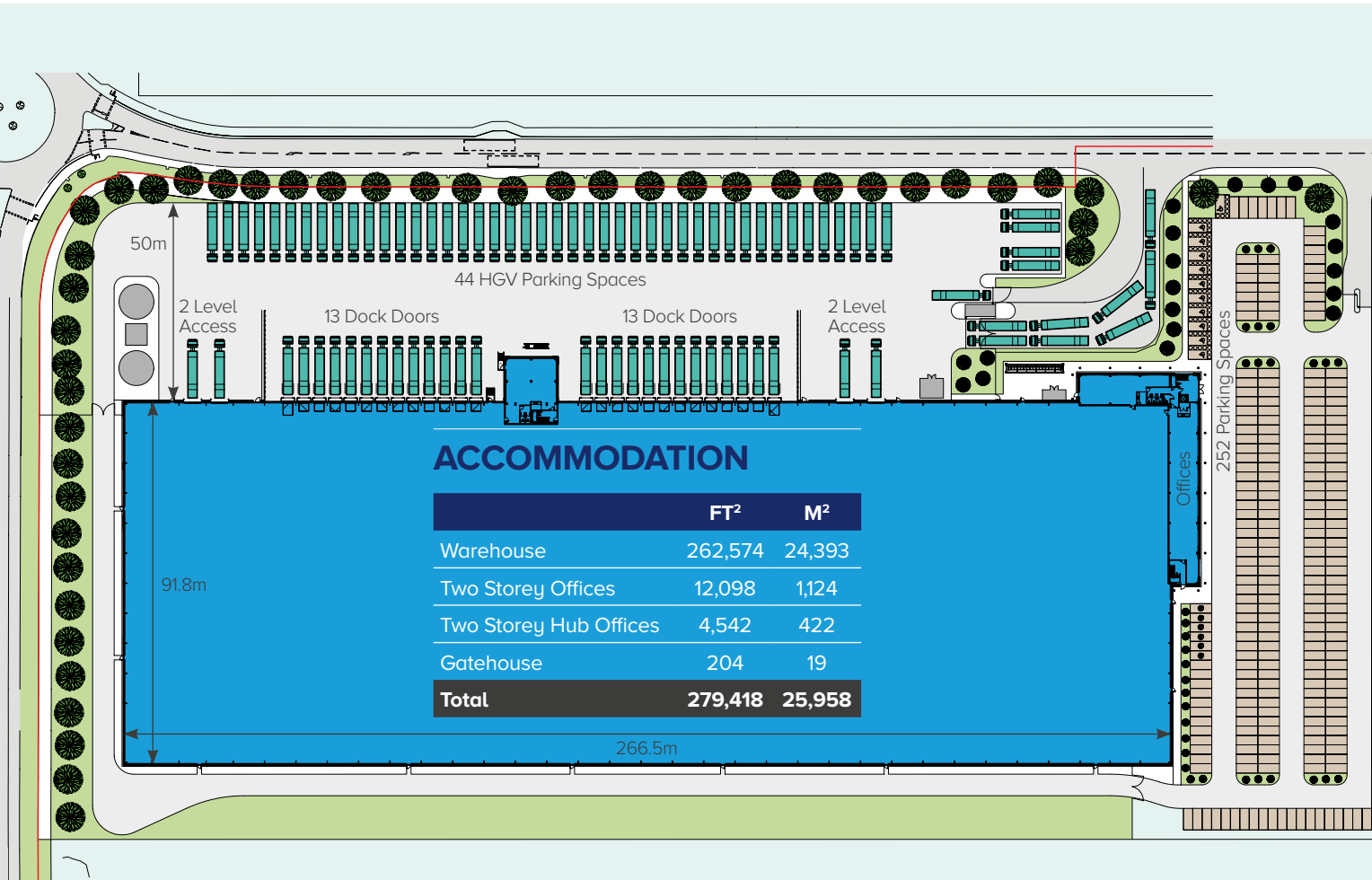
M1

M1 South

J24a

M1

M1 North



ACCOMMODATION

| | FT ² | M ² |
|------------------------|-----------------|----------------|
| Warehouse | 262,574 | 24,393 |
| Two Storey Offices | 12,098 | 1,124 |
| Two Storey Hub Offices | 4,542 | 422 |
| Gatehouse | 204 | 19 |
| Total | 279,418 | 25,958 |

SPECIFICATION

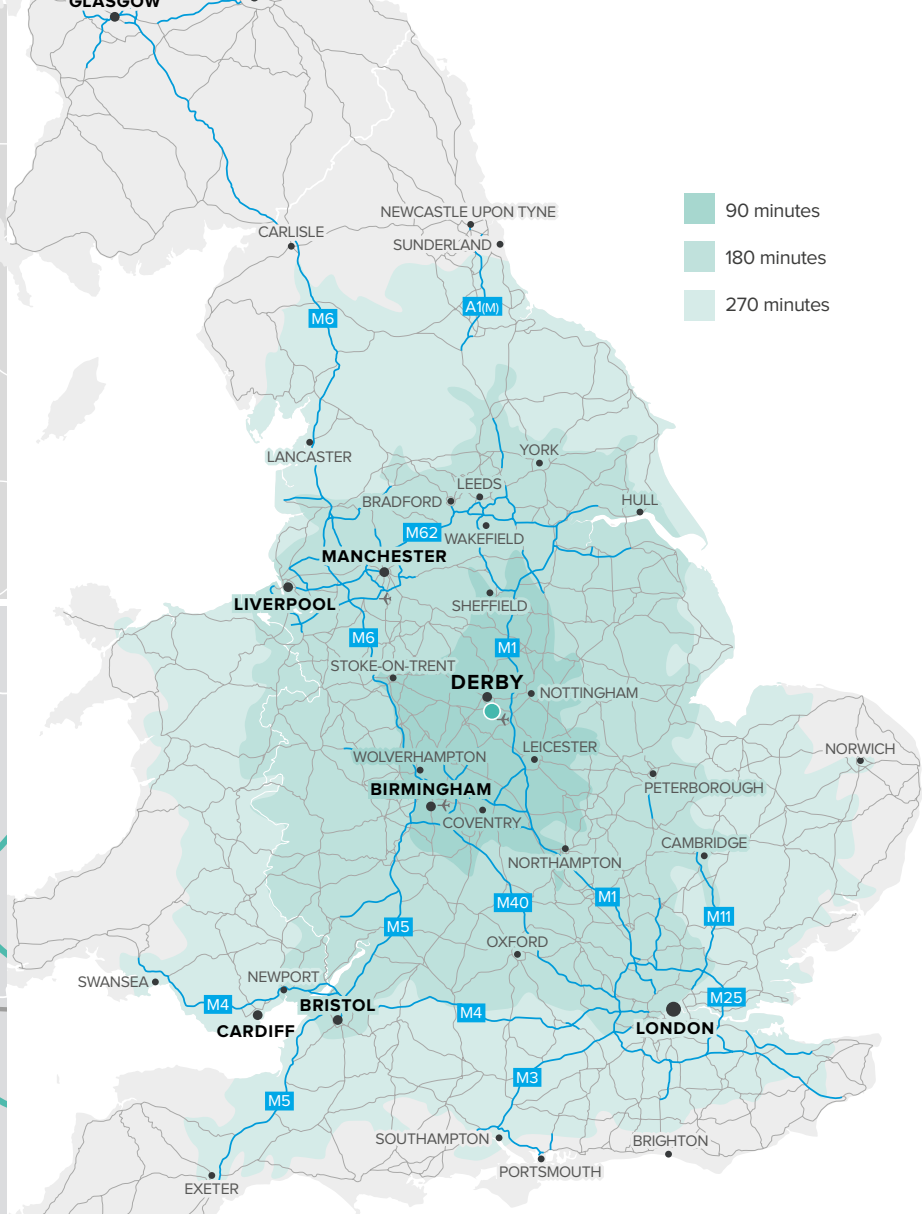
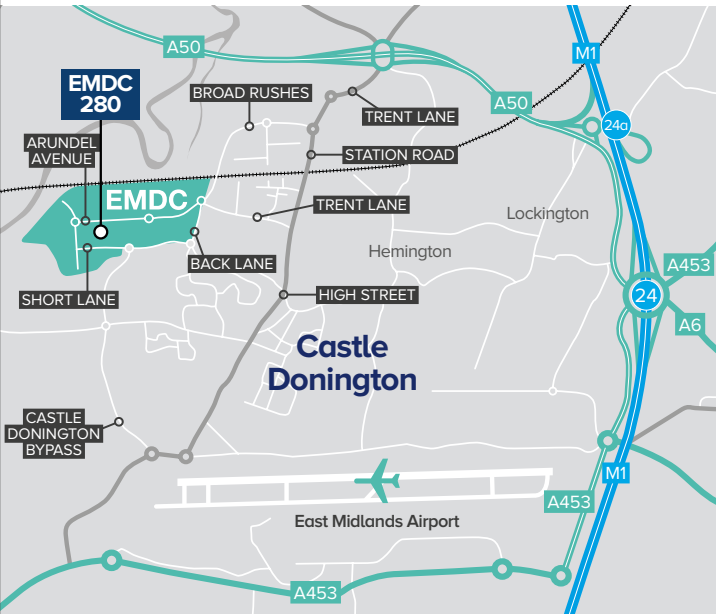
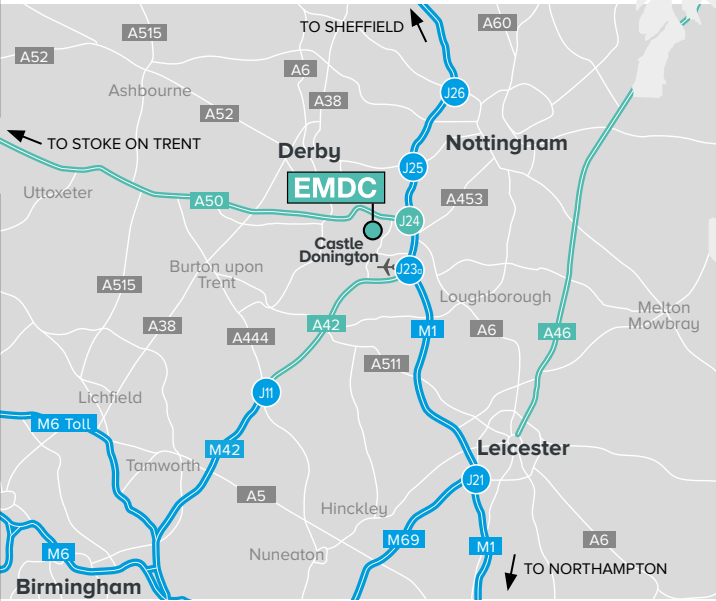
- 15m clear internal height
- 10% roof lights
- 750kVA
- 50m yard depth
- 26 dock level doors
- 4 level access doors
- 44 HGV parking spaces
- 252 car parking spaces
- 50kn per m² floor loading
- FM2 floor
- 11 tonne point loading
- 4 electric vehicle charging points
- 2 storey hub office
- Gatehouse
- Fenced service yard

BREEAM[®] A

EMDC 280 has achieved a BREEAM Very Good rating and an EPC A rating.

IMMEDIATELY AVAILABLE





HGV DRIVE TIMES

| PLACES | Miles | Time |
|--------------|-------|------------|
| M1/J24A | 3 | 5min |
| Derby | 11 | 33min |
| Nottingham | 15 | 42min |
| Leicester | 27 | 58min |
| Birmingham | 44 | 1hr 19min |
| Sheffield | 53 | 1hr 35min |
| Leeds | 78 | 2hrs 25min |
| Manchester | 85 | 2hrs 42min |
| London (M25) | 119 | 3hrs 21min |

| AIRPORTS | Miles | Time |
|---------------|-------|------------|
| East Midlands | 4 | 9min |
| Birmingham | 42 | 1hr 18min |
| Heathrow | 122 | 3hrs 34min |

| RAIL FREIGHT | Miles | Time |
|--------------|-------|-----------|
| Maritime RFT | 5 | 15min |
| BIFT | 30 | 56min |
| Hams Hall | 39 | 1hr 7min |
| DIRFT | 46 | 1hr 16min |

| PORTS | Miles | Time |
|----------------|-------|------------|
| Immingham | 98 | 2hrs 59min |
| Liverpool | 98 | 3hrs 5min |
| London Gateway | 149 | 4hrs 5min |
| Felixstowe | 169 | 4hrs 48min |
| Southampton | 195 | 5hrs 54min |

Source: Freight Journey Planner

IMPORTANT NOTICE: Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly:
 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 08/22. E&OE. August 2022 carve-design.co.uk 15147/12



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