

EMDC343

EAST MIDLANDS DISTRIBUTION CENTRE

M1 J24 • DE74 2HL

TO LET
IMMEDIATELY AVAILABLE



New distribution unit

343,554 sq ft (31,917.25 sq m)

A DEVELOPMENT BY:

Clowes*
DEVELOPMENTS

Hines

EMDC

EAST MIDLANDS
DISTRIBUTION CENTRE

EMDC343



To
Stoke-on-Trent
& M6 J15

To
M1 J24A

BUY IT DIRECT
GROUP

M&S

ARUNDEL
AVE

MORAN

KLOBER

BIRLEA

ALLIANCE

INTERLEVIN

WINDSOR

To
M1 J24A
& A50
(3 miles
- 5 mins)

EMDC

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EMDC

EAST MIDLANDS
DISTRIBUTION CENTRE

Key features:

-  Brand new warehouse
-  Excellent connectivity via M1, A50 and A42
-  Situated in a **strategically important logistics location**
-  **70% of the UK population can be reached** within a 2 hour drive time

Existing occupiers include:

M&S

MORAN
logistics

buyitdirect
GROUP

KLÖBER

Interlevin
REGENERATION

Birlea
Suppliers of Inspiration

Alliance

WINDSOR
FOOD SERVICE



EMDC343



EMDC has a BREEAM Excellent rating and EPC A rating.



25 Loading Docks



4 Level Access Doors



4 Euro Docks



55m Service Yard Depth



17,500 sq ft of Grade A Office Space



PV ready frame



Electrical supply 2.5 mVA



Gate House



15m Clear Height



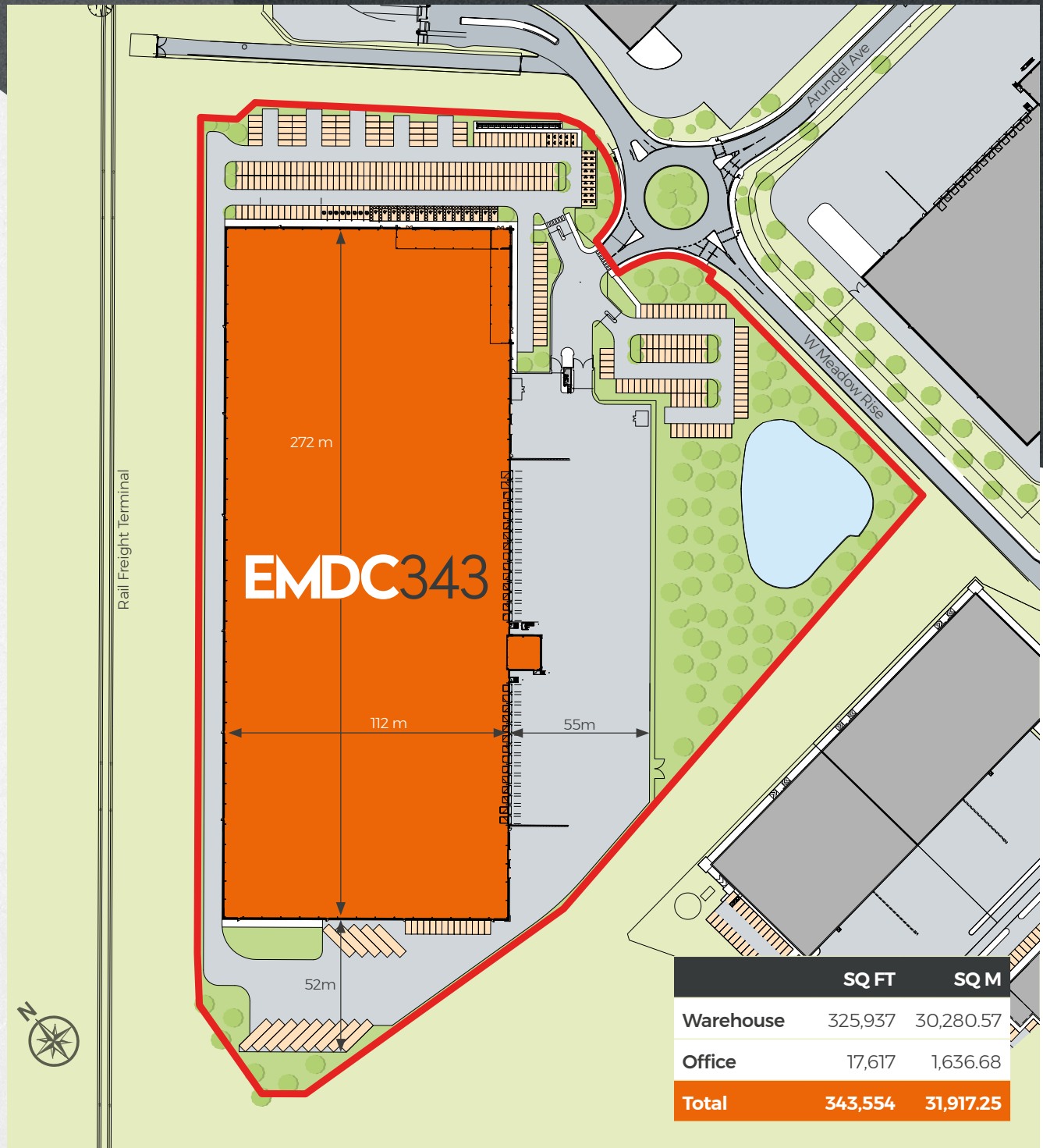
Floor loading 50kN/m²



318 Car Parking Spaces



82 HGV Spaces



	SQ FT	SQ M
Warehouse	325,937	30,280.57
Office	17,617	1,636.68
Total	343,554	31,917.25

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Location

EMDC is strategically located adjacent to the A50 linking the M1 to M6.

70% of the UK population can be reached in a 2 hour drive time..



Over 250,000 employees live within commuting distance of EMDC.



WHAT3WORDS
attitudes.spending.rejoins



SAT NAV DE74 2HL



Drivetimes

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

AIRPORTS	DISTANCE	TIME
East Midlands	4 miles	9 min
Birmingham	42 miles	1 hr 18 min
Heathrow	122 miles	3 hr 34 min

RAIL FREIGHT	DISTANCE	TIME
EMG	5 miles	10 min
BIFT	25 miles	33 min
Hams Hall	39 miles	1 hr 7 min
DIRFT	46 miles	1 hr 16 min

SEAPORTS	DISTANCE	TIME
Immingham	98 miles	2 hr 59 min
Liverpool	98 miles	3 hr 5 min
London Gateway	149 miles	4 hr 5 min
Felixstowe	169 miles	4 hr 48 min
Southampton	195 miles	5 hr 54 min

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DISTRIBUTION CENTRE

Terms

The building is available on a leasehold basis for a term to be agreed.

Further Information

Please contact the sole joint agents:



Christian Smith
07808 784 789 | christian.smith@savills.com

Ranjit Gill
07771 838 135 | rsgill@savills.com



Tim Gilbertson
07887 787 893 | tim@fhp.co.uk

John Proctor
07887 787 880 | johnp@fhp.co.uk



Tom Kimbell
07920 005 471 | tom.kimbell@cushwake.com

Cameron Mitchell
07392 092 534 | cameron.a.mitchell@cushwake.com

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