



## Frontline Transit Warehouse

Size 18,255 sq. ft (1,696 sq. m)

- Service yards to front and rear
- 5 dock level loading doors and 1 ground level loading door to front elevation
- 3 ground level loading doors to rear elevation (airside facing)
- Eaves height of 8.0m
- Adjacent to J23a, J24 & J24a of the M1
- Shared car parking
- Close to terminal
- Available immediately

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## Location

Unit 1 Building 69 is located off Beverley Road, within the East Midlands Airport Campus. The airport benefits from unrestricted cargo night flights and is the UK's largest pure cargo airport handling 439,000 tonnes of cargo per year

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. Donnington 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 FedEx/TNT, Swissport, HAE, Royal Mail, UPS, DHL, Amazon and XPO Logistics

Maritime Intermodal, a subdivision of Maritime Transport, has launched a new five-day-a-week rail freight service to SEGRO Logistics Park East Midlands Gateway (adjacent to East Midlands Airport). The first route will connect the new strategic rail freight terminal at East Midlands Gateway to the Port of Felixstowe, the UK's busiest container port.

## Description

The subject premises provides approximately 18,255sq ft. of warehouse and ancillary office accommodation.

The property is an end terraced unit formed of a steel portal frame construction.

The unit benefits from front and rear loading facilities with shared service yards. The rear yard is air-side facing, providing immediate access for cargo delivered into East Midlands Airport.

The unit benefits from the following:

- Service yard and loading door provision to front and rear
- 3 ground level electrically operated roller shutter doors to the rear.
- 5 dock level doors and 1 ground level door to front elevation.
- Lighting throughout.
- 8.0m to eaves

## Accommodation

The unit comprises the following accommodation:

	SQ FT	SQ M
Warehouse	15,080	1,401
Office (first floor)	3,175	295
<b>TOTAL</b>	<b>18,255</b>	<b>1,696</b>



## Services

Mains water, electricity and drainage are all connected. Interested parties should ensure capacity is sufficient for their use.

## Business Rates

"Warehouse and premises" with a 2017 RV of £115,000

## Estate Charge

There is an estate charge levied to cover upkeep and maintenance of common areas.

## VAT

All figures quoted are subject to VAT at the prevailing rate

## Terms

The premises are available to let by way of a new lease on terms to be agreed. Please contact the retained agents for further details.

Leases are to be contracted out of the Security of Tenure provisions contained within the Landlord & Tenant Act (1954)

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## EPC

A new EPC is being procured and will be provided to interested parties upon request.

## Further Information

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# Frontline Transit Warehouse

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## WE KNOW HOW TO CONNECT YOUR BUSINESS

### KEY:

1. Kegworth Bypass (committed)
2. J24 improvements (committed)
3. J24a junction improvements (committed)
4. HS2 (Birmingham - Toton Station)
5. A453 dualling (complete)
6. A453 dualling (planned)
7. New junction (committed)
8. Parkway Station



## WE KNOW HOW TO CONNECT YOUR BUSINESS

### AIRPORT CONNECTIONS

Travel by road: Manchester (81 miles), London Stansted (121 miles), London Heathrow (116 miles)

### SEA PORT CONNECTIONS

Felixstowe, Liverpool, Immingham

### EASY RAIL CONNECTIONS

To Derby, Leicester, Loughborough and Nottingham by the Skylink bus network.

### SCHEDULED COACH SERVICES

To the north, south and west of the UK

### FUTURE ROAD IMPROVEMENTS

A453, Roxhill, New access and Kegworth Bypass.





# WE KNOW AIRPORT OPERATIONS

## 24HR RUNWAY

2,893m length - permission to extend 190m

## £17m

Investment into runway upgrade

## All

Aircraft capability

## CAT 10

Fire cover

## CAT 3

Airfield operation

## 76,000

Aircraft movements

## 66 STANDS

Aircraft movements

## OPEN 24 HOURS

A day

## 365 DAYS

A year



COMMERCIAL PROPERTY PARTNERS

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