

LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES TO LET

5,507 SQ FT / 511 SQ M (MAY SPLIT)



BUILDING 38 VANGUARD ROAD **EAST MIDLANDS AIRPORT**

M1, JUNCTION 23A, DE74 2SA

SUMMARY

BUILDING 38

5,507 SQ FT

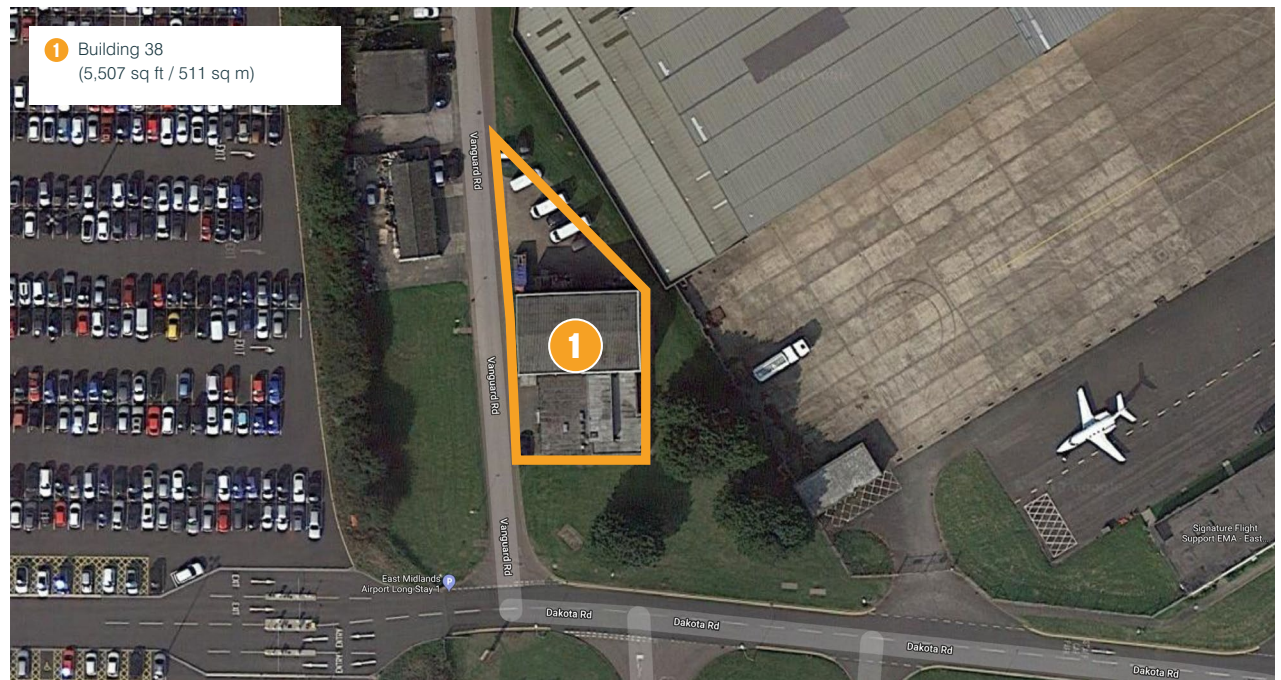
SITUATED WITHIN THE EAST
MIDLANDS AIRPORT CAMPUS

ADJACENT TO J23A,
J24 & J24A OF THE M1

DETACHED WAREHOUSE/
INDUSTRIAL UNIT WITH
OFFICES

INTERNAL EAVES OF 5.6M

SINGLE LEVEL ACCESS
LOADING DOOR



WE KNOW AIRPORT PROPERTY

Location

Building 38 is positioned on the East Midlands Airport Campus within what is known as the “Western Maintenance Area”.

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

Description

The building itself provides a detached warehouse/ industrial facility of modern portal frame construction underneath a pitched roof benefiting from a dedicated service yard with associated car parking.

The building specification includes the following:

1 ground level loading door

5.6m to eaves

Office/lab area and toilets

Connection to all mains utilities

Dedicated yard

Gantry crane

Accommodation

The unit comprises the following accommodation:

Warehouse	2,777 sq ft	260 sq m
Office	1,119 sq ft	104 sq m
Lab/testing area	953 sq ft	87 sq m
Mezzanine	658 sq ft	60 sq m
TOTAL	5,507 sq ft	511 sq m

Business Rates

“Warehouse and premises” with a 2017 RV of £24,250

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 where applicable.

Terms

The premises are available to let by way of a new lease on terms to be agreed at a quoting rent of £39,950 per annum.

WE KNOW HOW TO CONNECT YOUR BUSINESS

KEY:

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



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.

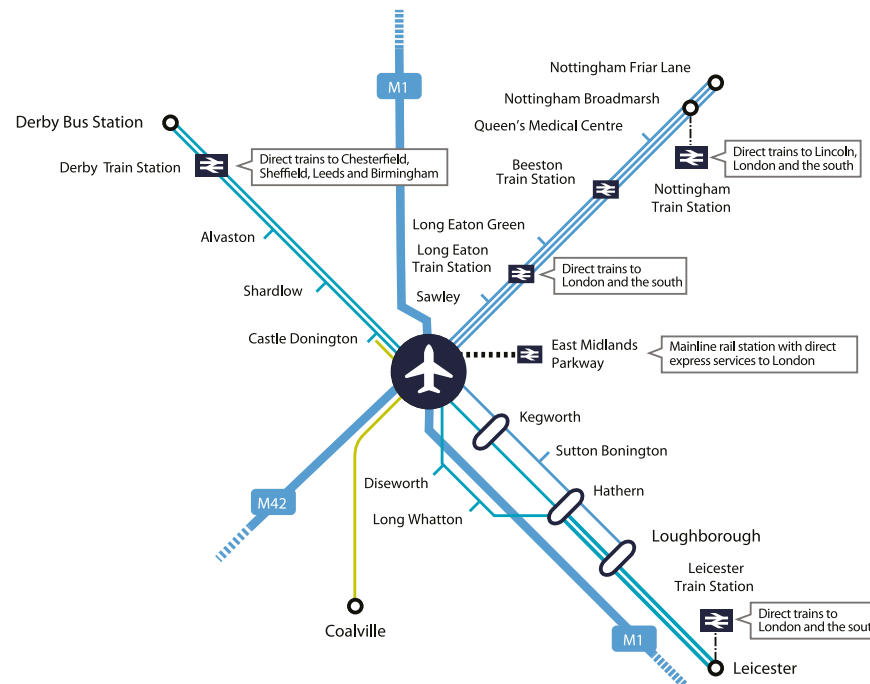
SCHEDULED COACH SERVICES

To the north, south and west of the UK



ROAD

Birmingham	38 miles
Bristol	127 miles
Derby	17 miles
Leeds	81 miles
Leicester	20 miles
Liverpool	95 miles
London	117 miles
Manchester	80 miles
Nottingham	13 miles
Sheffield	53 miles



RAIL

Loughborough	7 mins
Nottingham	13 mins
Derby	15 mins
Leicester	16 mins
Sheffield	52 mins

WE KNOW EAST MIDLANDS AIRPORT

UK'S LARGEST

pure cargo airport

366,000

tonnes of cargo

CARGO HUB

for DHL, UPS,
TNT and Royal Mail

£12M

investment in terminal
redevelopment

STRATEGIC

central UK location

4.9M

passengers

30.7M

people within
2 hour drive

£17M

investment into
runway upgrade

116 MILES

to LHR via motorway

76,620

aircraft movements

80+

destinations

50

operational stands

15+

airlines

£4.2M

investment into
further cargo apron
development

24HR RUNWAY

2,893m length -
permission to
extend 190m



PART OF M.A.G



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WH Smith



FOR MORE INFORMATION

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