



Warehouse Adjacent to East Midlands Airport 29,450 Sq Ft (2,735.9 Sq M)

- Detached Hybrid Warehouse/Office Unit
- 2 Level Access Loading Doors
- Easy Access to M1, J23a & J24

Warehouse Adjacent to East Midlands Airport

29,450 Sq Ft (2,735.9 Sq M)

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 based in the UK.

J23A and J24 of the M1 motorway, A50 and A42/M42 are all within a 5 minute 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 approx 5 minute drive and East Midlands Parkway station, which is on the mainline.

Nearby occupiers include DHL, Royal Mail, UPS, Holiday Inn, TNT and BA World Cargo

Description

The property comprises a detached hybrid office/warehouse building. The reception entrance provides access to two storey office accommodation, offering a combination of open-plan and cellular space. The warehouse benefits from clear span accommodation with a minimum eaves height of 6.54 metres. The property externally has 25 car parking spaces as well as EV charging.

Key specification:

- 6.54m eaves
- Two level access loading doors
- LED lighting throughout
- Raised access floors
- Air conditioning
- Staff welfare amenity

Accommodation

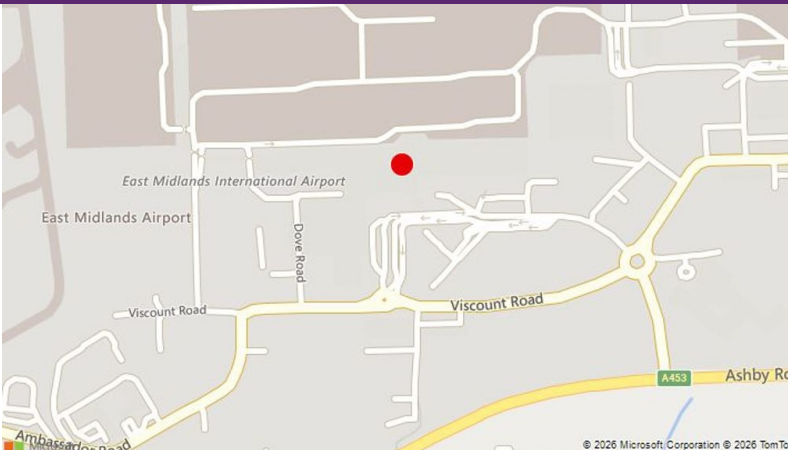
DESCRIPTION	SQ FT	SQ M
Warehouse	7,794	724.06
Ground Floor Offices	10,828	1,005.92
First Floor Offices	10,828	1,005.92
TOTAL	29,450 SQ FT	2,735.9 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £177,000 per annum.

EPC Rating

The EPC rating for the property is B-39.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The Rateable Value for the property is £270,000 (from 1 April 2026)

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the CPP agents:

Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk

Jemmima Guy-Clark
T: 0115 896 6611
M: 07986 132 559
E: Jemmima@cpp.uk

Or our joint agents FHP: 01332 343 222



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **January 2026**