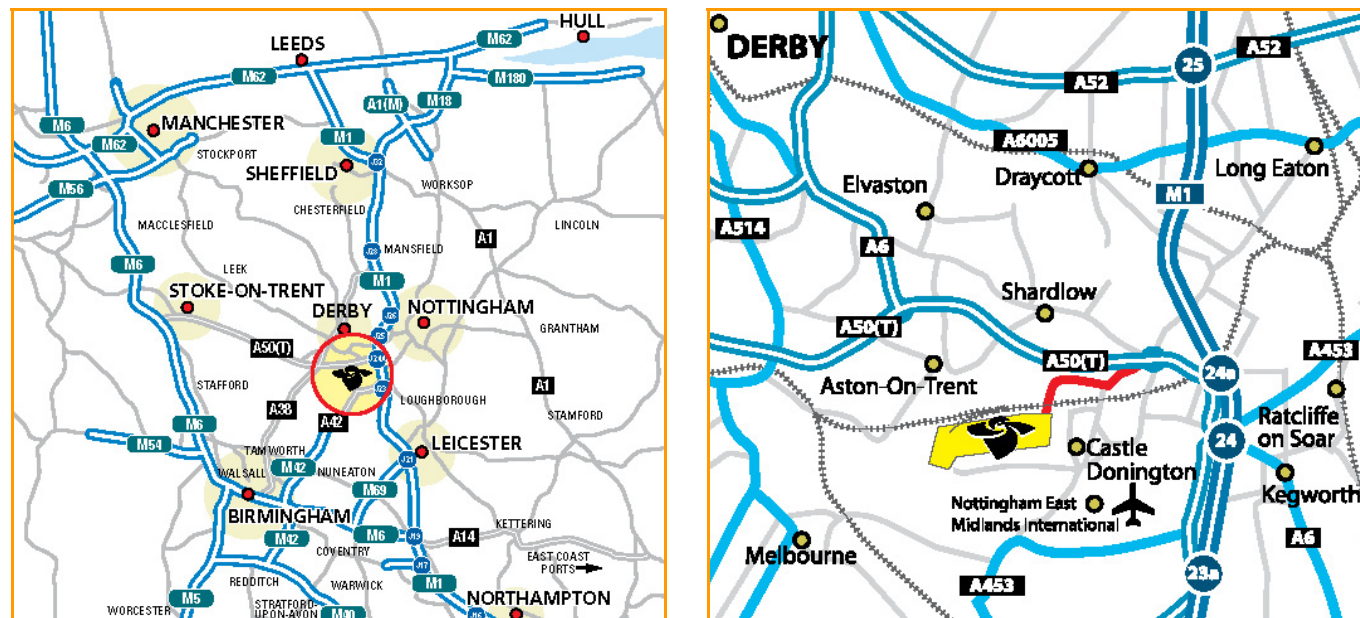


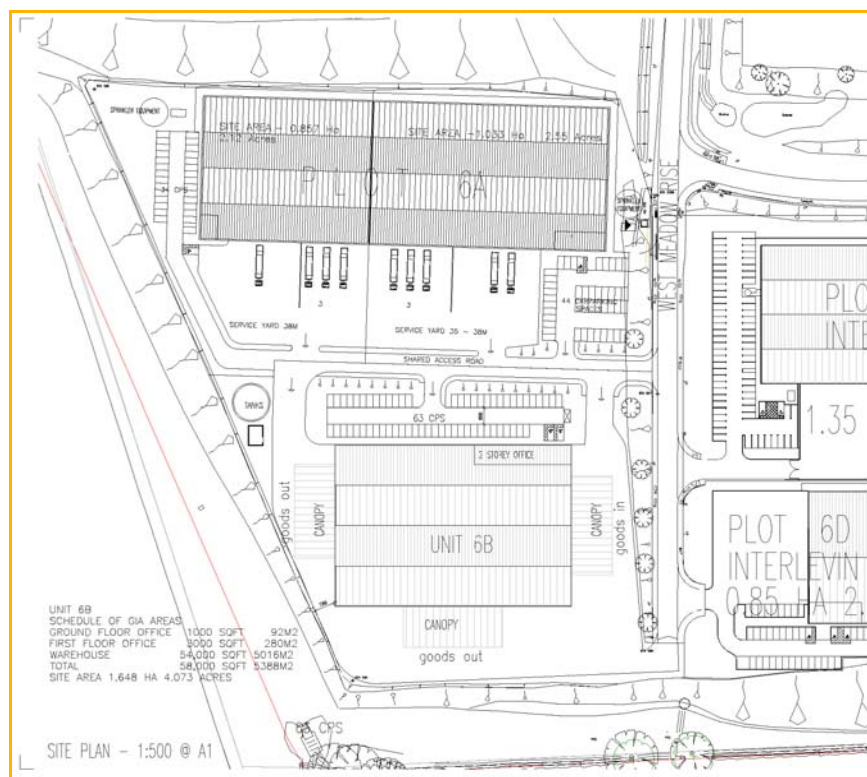
# UNIT 6A EMDC CASTLE DONINGTON DE74 2HL

## FOR SALE / TO LET

# UNIT 6A EMDC CASTLE DONINGTON DE74 2HL



A NEW WAREHOUSE/DISTRIBUTION UNIT FLEXIBLY DESIGNED TO BE ABLE TO OFFER UNITS FROM 3,398M<sup>2</sup> (36,575FT<sup>2</sup>) TO 8,103M<sup>2</sup> (87,220FT<sup>2</sup>)



- ◆ Available June 2008
- ◆ Office Content Bespoke to the Occupiers Requirements
- ◆ Highly Strategic Position Accessed from A50(T) 2 Miles West of Junction 24a M1

NOT TO SCALE

OUR REF: JMP/JMT

DATE: 18/10/2007

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## BACKGROUND

Wilson Bowden Developments are developing the East Midlands Distribution Centre on a rolling programme of speculative and bespoke design and build units.

Since the infrastructure was installed in January 2006, the developer has committed to some 200,000ft<sup>2</sup> of distribution units, the site being able to accommodate units up to 1,250,000ft<sup>2</sup> in size.

Building 6A is the latest building to be speculatively developed by WBD and it will be available in June 2008.

## THE PROPERTY

Reduced copies of the plans and elevations are attached. It provides a new distribution/warehouse unit, designed such that it can be occupied as a whole, or alternatively sub-divided into smaller units.

Copies of the plans and specification can be provided, either as hard copies, or in digital format.

Features of the specification include:

- ◆ 10m steel portal frame
- ◆ Floor loading 50kn/m<sup>2</sup>
- ◆ 6 tail gate level loading doors
- ◆ 3 level access doors
- ◆ Generous concrete surfaced service yard
- ◆ 10% translucent light panels, reducing energy costs within the warehouse
- ◆ Office content flexible and can be bespoke to the occupiers needs

## LOCATION

EMDC is a 140 acre distribution site, which is accessed from the A50(T), some 2 miles west of Junction 24a of the M1.

The site sits equidistant to Nottingham and Derby, both of which are approximately 12 miles distant, Derby being accessed by the A6(T) and Nottingham by the A453/A52.

National communications are excellent, the A50(T) linking the East and West Midlands and the M1 and M6 via Stoke on Trent, Junction 23a of the M1 is some 2 miles to the north, where one finds the East Midlands Airport and the intersection of the M1 and the A42/M42.

WBD have developed more than 1,000,000ft<sup>2</sup> of distribution space within the immediate locality over the past 10 years, substantial occupiers including:

- ◆ Toyota Tsusho
- ◆ Churchill Insurance
- ◆ The Paper Company
- ◆ TNT
- ◆ Interlevin Refrigeration

by way of illustration.



6E1 EMDC



6F EMDC



6E3 EMDC

## FLOOR AREAS

The building has been designed such that it can be occupied as a whole, or sub-divided into 2 units:

### 6A1

	m <sup>2</sup>	ft <sup>2</sup>
GF Offices:	88	847
FF Offices:	127	1,373
Warehouse:	3,183	34,255
<b>TOTAL:</b>	<b>3,398</b>	<b>36,575</b>

### 6A2

	m <sup>2</sup>	ft <sup>2</sup>
GF Offices:	88	847
FF Offices:	127	1,373
Warehouse:	4,490	48,329
<b>TOTAL:</b>	<b>4,705</b>	<b>50,645</b>

### Combined Unit

The combined unit provides a gross internal area of:

**8,103m<sup>2</sup> (87,220ft<sup>2</sup>)**

## PLANNING

The property can be used for warehousing with ancillary offices.

Potential purchasers/tenants should make their own enquiries to the North West Leicestershire District Council to ensure that their use is compatible with the planning consent granted.

## RATING ASSESSMENT

As the building is not constructed, it is yet to be assessed for rates – guide figures can be provided.

## VAT

VAT is applicable at the standard rate.

## FINANCIAL TERMS

The pricing and rental payable will vary, dependent upon size and specification.

Financial proposals are available upon application.

## VIEWING & FURTHER INFORMATION

The plans and specifications, together with arrangements to view are available by contacting the sole agents.

**Contact:** John Proctor / Tim Gilbertson / Jonathan Sayer  
 Tel: 0115 950 7577 / 01332 343222  
 Fax: 0115 950 7688 / 01332 343358  
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