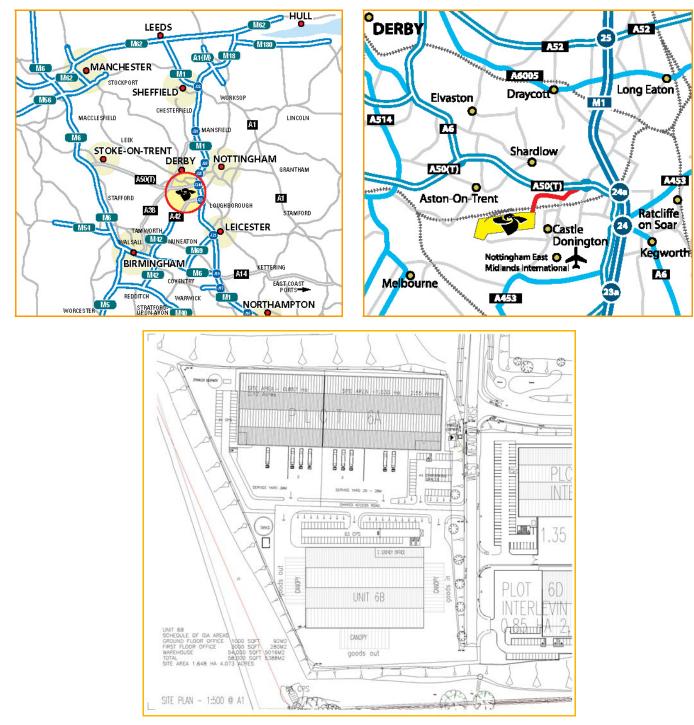
UNIT 6A EMDC CASTLE DONINGTON DE74 2HL



NOT TO SCALE

OUR REF: JMP/JMT

PROPERTY MISDESCRIPTION ACT 1991

DATE: 18/10/2007



ase or lease. 4)... Deta etc..and purcha ees should undertake independent tests as to the condition of all se tions. 5)... All guide price and rental figures are guoted exclusive of VAT u

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 3,398M² (36,575FT²) TO 8,103M² (87,220FT²)



Available June 2008

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



0115 950 7577 visit our website: www.fhp.co.uk

OFFICE & INDUSTRIAL

UNIT 6A EMDC CASTLE DONINGTON DE74 2HL

| BACKGROUND | Wilson Bowden Developments are developing the East Midlands Distribution Centre on a rolling programme of speculative and bespoke design and build units. | FLOOR AREAS |
|--------------|--|---------------|
| | Since the infrastructure was installed in January 2006, the developer has committed to some 200,000ft ² of distribution units, the site being able to accommodate units up to 1,250,000ft ² 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/m² | |
| | 6 tail gate level loading doors 3 level access doors | PLANNING |
| | 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. | RATING ASSES |
| | The site sits equidistant to Nottingham and Derby, both of which are | VAT |
| | approximately 12 miles distant, Derby being accessed by the A6(T) and Nottingham by the A453/A52. | FINANCIAL TER |
| | 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. | VIEWING & FUR |
| | WBD have developed more than 1,000,000ft ² of distribution space within the immediate locality over the past 10 years, substantial occupiers including: | |
| | Toyota Tsusho TNT Churchill Insurance The Paper Company The Paper Company | |
| | by way of illustration. | |
| | | |

PROPERTY MISDESCRIPTION ACT 1991





| | divided into | 2 units: | · | |
|----------------------------------|---|---|--------------------------|-------------------------|
| | <u>6A1</u> | | | |
| | | | m² | ft ² |
| | G | GF Offices: | 88 | 847 |
| | | F Offices: | 127 | 1,373 |
| | V | Varehouse: | 3,183 | 34,255 |
| | Т | OTAL: | 3,398 | 36,575 |
| | <u>6A2</u> | | | |
| | | | m² | ft² |
| | | SF Offices: | 88 | 847 |
| | | F Offices: | 127 | 1,373 |
| | | Varehouse: OTAL: | 4,490 4,705 | 48,329 50,645 |
| | | UTAL. | 4,703 | 30,043 |
| | <u>Combined L</u> | <u>Jnit</u> | | |
| | The combined unit provides a gross internal area of: | | | |
| | | 8,103 | 8m² (87,220ft²) | |
| PLANNING | The propert | ty can be used for warel | housing with ancillary | offices. |
| | Potential purchasers/tenants should make their own enquiries to the West Leicestershire District Council to ensure that their use is compatil the planning consent granted. | | | |
| RATING ASSESSMENT | As the building is not constructed, it is yet to be assessed for rates - 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 specific | | | |
| | Financial proposals are available upon application. | | | |
| VIEWING & FURTHER INFORMATION | The plans and specifications, together with arrangements to view are av by contacting the sole agents. | | | |
| | Tel: Fax: | John Proctor / Tim Gill 0115 950 7577 / 01 0115 950 7688 / 01 johnp@fhp.co.uk / tim@ | 332 343222 332 343358 | - |
| | Or our joint | agents | | |
| | Tel: Fax: | Neil Starkie 0121 633 3733 0121 633 3666 nstarkie@savills.com | | |



All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements contained within these particulars have been provided in good faith and they do not form part of any contract or warranty and accordingly. 1)...Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2)... Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3)...Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an end ensuit to the conservice to the servenging a uthering. Eicher Marcengeure Destate do not uneven that them are no expension of begond oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no con n charge: inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4)... Detailed tests have not been undertaken on services, central heating installations, plumbing engineering installations etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5]... All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary



The building has been designed such that it can be occupied as a whole, or sub-

ne North tible with

- guide

ication.

vailable

