

# EAST MIDLANDS AIRPORT

*Logistics, transit & office development opportunities available.*



Call now  
**0800  
8499 747**  
For more information

# EAST MIDLANDS AIRPORT

East Midlands Airport is one of the best connected business locations in the country and is already enjoyed by a wealth of occupiers ranging from passenger airlines and cargo integrators to finance and utility companies.

East Midlands Airport is the UK's No.1 airport for pure freight and it is fast becoming a major hub for other businesses too. With over 218 acres of commercial property, more than 100 companies are based at the airport, which is also home to the UK's largest express freight operation, with DHL, UPS and TNT all based here.

The airport is situated between Leicester, Nottingham and Derby and benefits from excellent road and rail links, as well as connecting 4.5 million passengers to 90 global destinations every year. By car, the nearest mainline stations are Loughborough (15 mins) and East Midlands Parkway (10 mins), with Derby and Nottingham stations also easily accessible.

## ✓ KEY BENEFITS

- ESTABLISHED BUSINESS LOCATION
- 50 ACRES OF DEVELOPMENT LAND
- DESIGN AND BUILD OPTIONS AVAILABLE FROM 17,000 – 400,000 SQ FT
- INDUSTRIAL, WAREHOUSE, OFFICE AND AVIATION USES
- OVER 100 EXISTING OCCUPIERS
- ON-SITE RETAIL AND CATERING FACILITIES
- 24/7 ON-SITE SECURITY AND CCTV

## ✓ MAJOR OCCUPIERS

- DHL
- UPS
- TNT
- ROYAL MAIL
- PwC
- E.ON
- PKF COOPER PARRY
- NATIONAL GRID
- RADISSON BLU



# MASTERPLAN OPPORTUNITIES

Bespoke development plots are available from 2 to 30 acres, with some including dedicated airside access.

The masterplan at East Midlands Airport includes substantial logistics, transit and office development opportunities within the airport's business sectors 'Pegasus Business Park' and 'Cargo East'.

Potential developments range from 17,000 sq ft office developments to a 400,000 sq ft cargo facility. Each site offers users the ability to take advantage of bespoke design and build opportunities, all across land amounting to more than 50.3 acres.

These prime development sites sit within the existing airport, which is already home to a mixture of high profile global companies including DHL, UPS, TNT, PwC and Royal Mail.

## KEY

### DEVELOPMENT OPPORTUNITIES

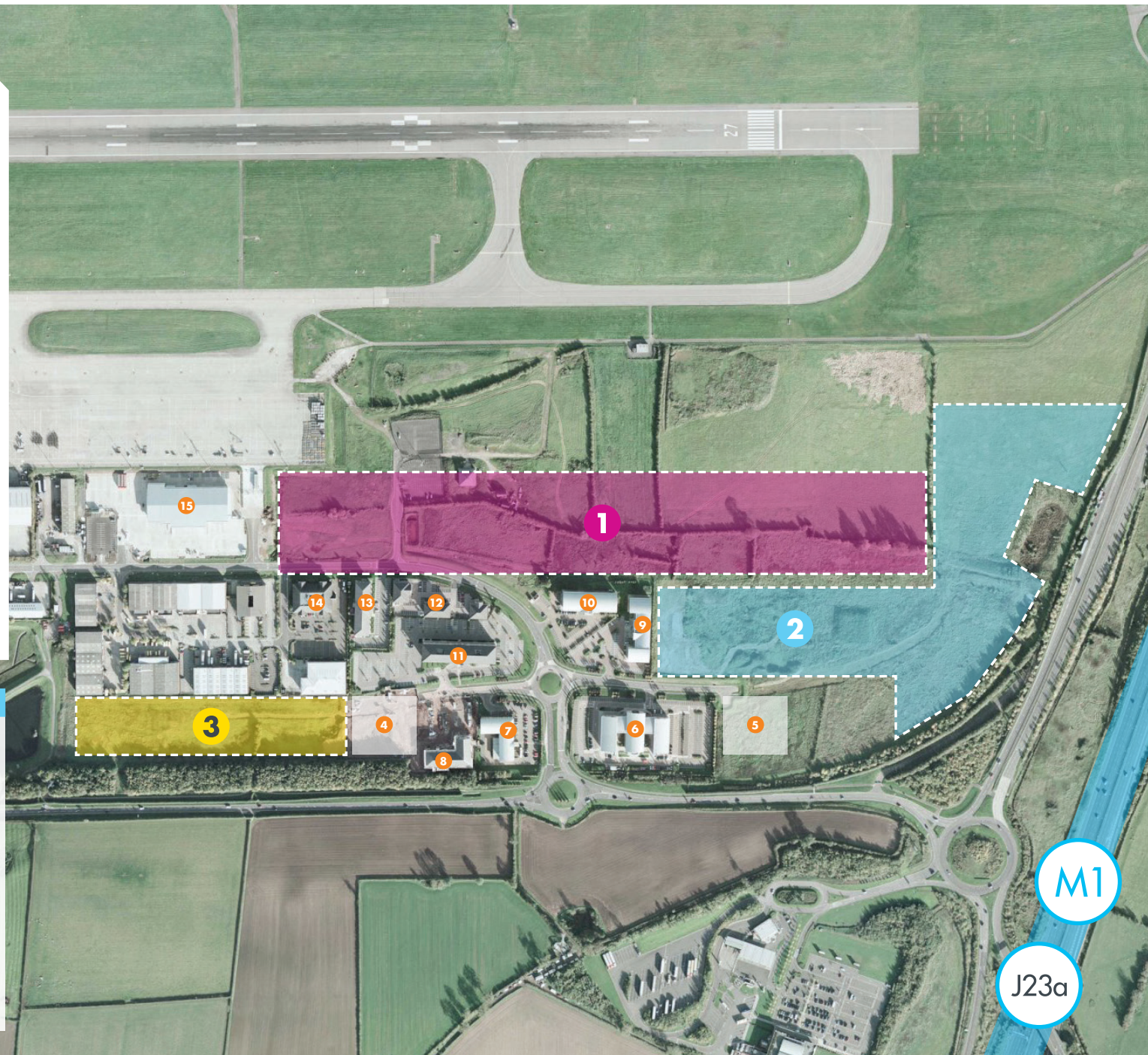
**1** **TRANSIT & CARGO**  
(54,000 – 400,000 sq ft)

**2** **OFFICE**  
(17,000 – 37,000 sq ft)

**3** **WAREHOUSE & LOGISTICS**  
(20,000 – 50,000 sq ft)

### EXISTING OCCUPIERS

- 4** NATIONAL GRID
- 5** RADISSON BLU
- 6** E.ON
- 7** HOLIDAY INN EXPRESS
- 8** PREMIER INN
- 9** REGUS
- 10** MULTI OCCUPIED
- 11** PWC
- 12** MULTI OCCUPIED
- 13** UPS
- 14** PKF
- 15** ROYAL MAIL



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# UNIQUELY CONNECTED

East Midlands Airport is situated at the heart of the Leicester, Nottingham and Derby triangle, benefitting from excellent road links that help place it within an hour's drive of millions of people.

The airport is less than 1km away from junction 23A of the M1, as well as being close to the A42 to Birmingham city centre, the A50 to Stoke and the A453 to Nottingham. The nearest main line station is East Midlands Parkway, Ratcliffe-on-Soar and is only 10 minutes' drive away, with Nottingham, Derby and Loughborough rail stations easily accessible.

Regular bus services provide links to nearby villages, towns and cities and there is also a variety of pedestrian and cycle routes that conveniently connect the surrounding locale. Due to the expansion of the airport and its commitment to be carbon neutral by 2012, all public / private transport links will continue to receive significant investment during the coming years.



## ✓ KEY ROAD LINKS

DESTINATION	DISTANCE (MILES)
→ BIRMINGHAM	38
→ BRISTOL	127
→ DERBY	17
→ LEEDS	81
→ LEICESTER	20
→ LIVERPOOL	95
→ LONDON	117
→ MANCHESTER	80
→ NOTTINGHAM	13
→ SHEFFIELD	53

## ✓ KEY CARGO DESTINATIONS

- GLOBAL VIA LEIPZIG/CINCINNATI (DHL)
- LIEGE (TNT)
- BELFAST (TNT)
- GLOBAL VIA COLOGNE/PHILADELPHIA/LOUISVILLE (UPS)

## ✓ KEY INTERNATIONAL LINKS

DESTINATION	TIME (HRS:MIN)
→ ABERDEEN (ABZ)	1:20
→ AMSTERDAM (AMS)	1:25
→ BARCELONA (BCN)	2:30
→ BELFAST (BFS)	1:00
→ BERLIN (SXF)	1:50
→ BRUSSELS (BRU)	1:30
→ DUBLIN (DUB)	1:00
→ EDINBURGH (EDI)	1:10
→ GLASGOW (GLA)	1:05
→ MILAN (MIL)	2:20
→ WARSAW (WAW)	2:25

East Midlands Airport is the UK's premier airport for dedicated cargo aircraft and has a great deal of experience of cargo airlines and their customers and processes. Almost 90% of England and Wales is within four hours lorry driving time of East Midlands and we believe this provides the best opportunity to capitalise on the countrywide demand for such services.

# MAG Property

Our extensive £600m mixed-use commercial property portfolio comprises over 250 properties across four international airports: East Midlands, London Stansted, Manchester and Bournemouth.

These locations are home to more than 1,000 diverse companies from DHL, UPS, Handelsbanken, Kuehne+Nagel, Radisson and Menzies to a variety of airlines including, Etihad, American Airlines, Emirates, Singapore Airlines and easyJet.

Our mission is to provide all of our occupiers with quality accommodation that meets their business needs, all delivered with exceptional customer service throughout their occupation.

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For more information

## All enquiries:



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