

# **FLEXIBLE WAREHOUSE & INDUSTRIAL SPACE TO LET**

22,315 SQ FT (2,073 SQ M)



**BUILDING 96**  
**EAST MIDLANDS AIRPORT**  
M1, JUNCTION 23A



# WE KNOW AIRPORT PROPERTY

The property comprises a semi-detached distribution warehouse/industrial unit incorporating two storey offices with ancillary accommodation including a canteen and kitchen facilities.

### Excellent Facilities

Externally, the building benefits from large concrete surfaced delivery yards to the front, side and rear which provide terrific access and also create an opportunity for external storage and extensive on-site parking. The building sits on East Midlands Airport and benefits therefore from the provided on-site security.



### Building facilities include:

Ground level and dock access doors

Clear span space

4.8 metre eaves height

Canteen and kitchen facilities

Extensive on-site parking

24-hour access

Dedicated on-site airport security

### Terms

Available on flexible short or long term leases with quoting rents tailored to occupiers' occupational needs.

### Service charge

A service charge (plus VAT) will be payable by the occupier for contribution to upkeep and maintenance of the common areas.

**22,315 SQ FT**  
OF FLEXIBLE WAREHOUSE AND  
MANUFACTURING SPACE AVAILABLE IN  
THE HEART OF THE EAST MIDLANDS





# WE KNOW YOU'LL BE IN GOOD COMPANY

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 Royal Mail, DHL, TNT and UPS all based here.

M&S  
EST. 1884

COSTA

GREGGS

Radisson Blu

bp

Frankie & Benny's  
NEW YORK ITALIAN RESTAURANT & BAR

UK'S LARGEST  
pure cargo airport

CARGO HUB  
for DHL, Royal Mail, UPS and TNT

STRATEGIC  
central location

310,000  
tonnes of cargo





# WE ARE UNIQUELY CONNECTED

East Midlands 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.

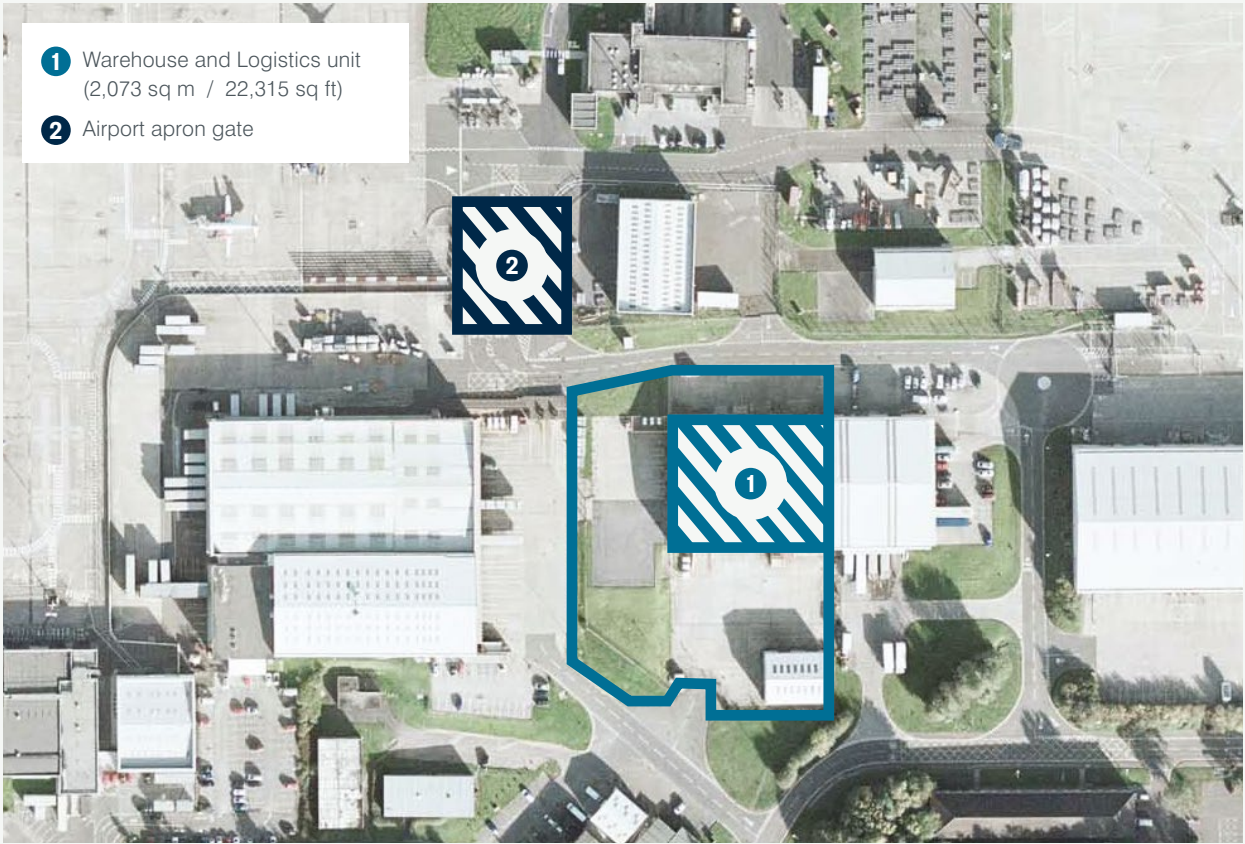
### Cargo links

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.

### East Midlands Airport Adjacent to J23a, M1



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







**WE KNOW  
HOW AIRPORT  
PROPERTY CAN  
WORK FOR YOU.  
TALK TO ONE  
OF OUR EXPERTS  
TODAY.**

**EMAIL  
ENQUIRIES@MAGPROPERTY.CO.UK  
OR CALL JASON KING ON  
0800 8499 747**

All enquiries:



Ian Muxlow



Tim Gilbertson

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