



EMDC190

East Midlands Distribution Centre

J24 M1 • EAST MIDLANDS DISTRIBUTION CENTRE • DE74 2HL

189,573ft² (17,611m²) • TO LET

IMMEDIATELY AVAILABLE



[▶ CLICK HERE TO VIEW THE VIDEO OF EMDC190](#)

- Easy access to M1 and A50
- Close proximity to East Midlands Airport
- 15m min clear height
- 18 dock level doors
- 4 level access doors
- 50m yard depth

A DEVELOPMENT BY:



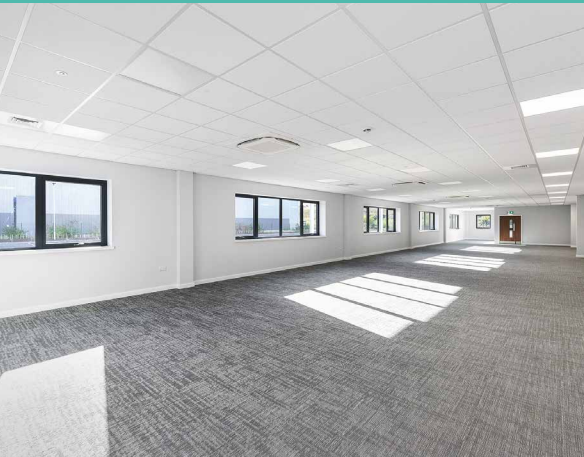
NFU Mutual

Clowes
DEVELOPMENTS

A strategically important logistics location

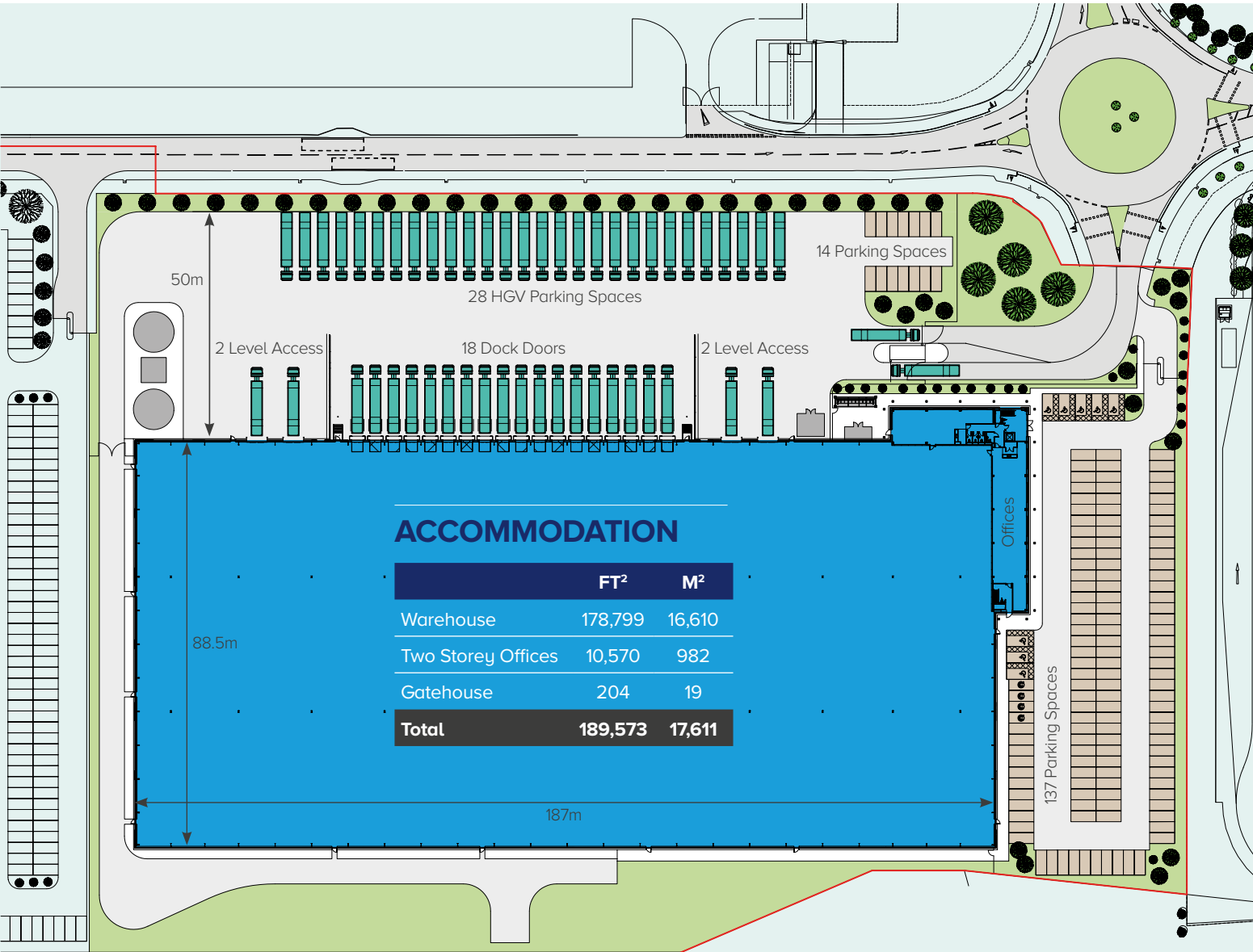
EMDC 190 occupies one of the most strategically important logistics locations within the Midlands opposite to Marks & Spencer's Midlands RDC, the unit is just three minutes' drive to the A50, five minutes from J24a of the M1 and only nine minutes' HGV drive time from East Midlands Airport which is directly accessed by the new Castle Donington western relief road.

Both the Maritime Rail Freight Terminal and East Midlands Parkway passenger rail station are within five miles of the site providing both freight and passenger transport to the UK's network of RFTs as well as the UK major ports and principal cities.



IMMEDIATELY AVAILABLE





ACCOMMODATION

	FT ²	M ²
Warehouse	178,799	16,610
Two Storey Offices	10,570	982
Gatehouse	204	19
Total	189,573	17,611

SPECIFICATION

- 15m clear internal height
- 10% roof lights
- 500kVA
- 50m yard depth
- 18 dock level doors
- 4 level access doors
- 28 HGV parking spaces
- 151 car parking spaces
- 50kn per m² floor loading
- FM2 floor
- 11 tonne point loading
- 4 electric vehicle charging points

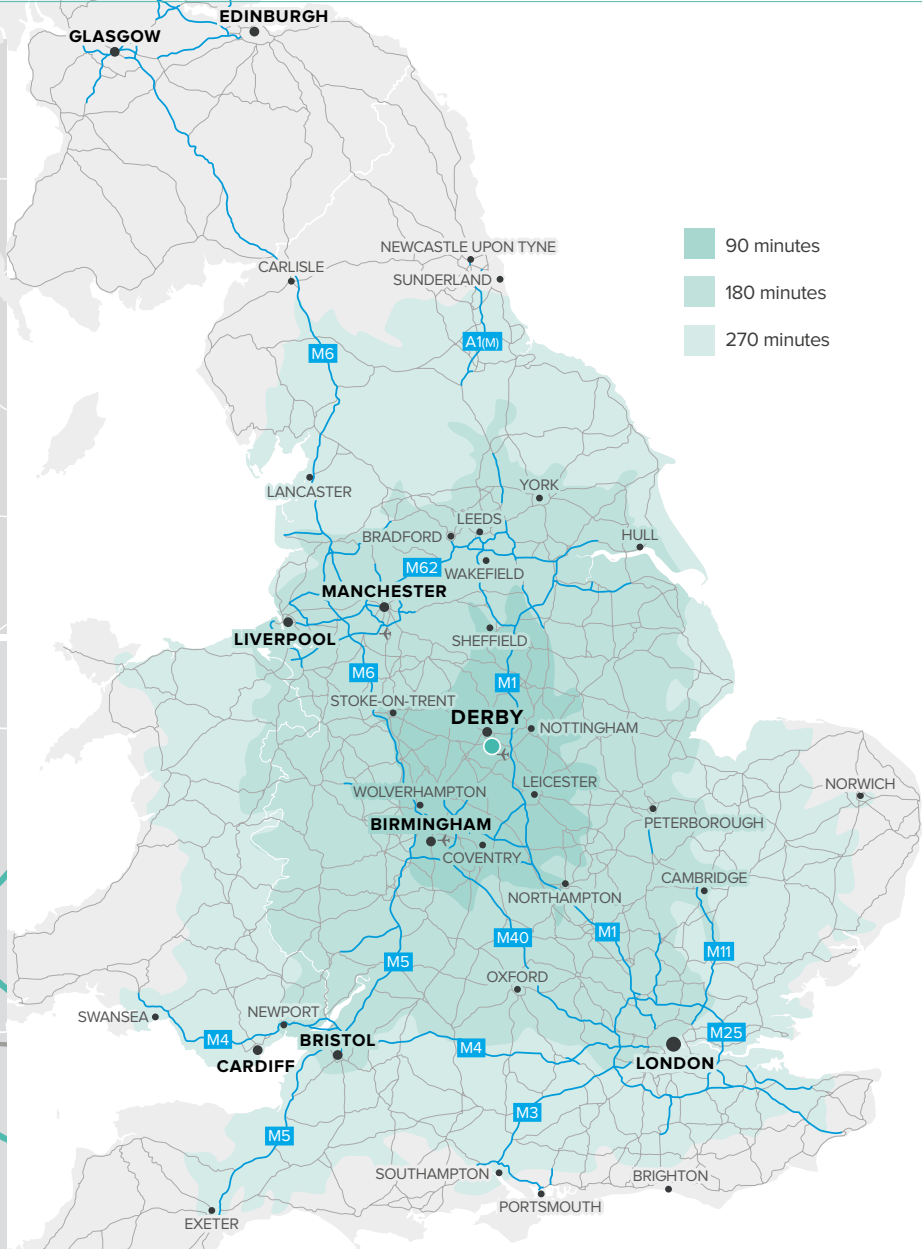
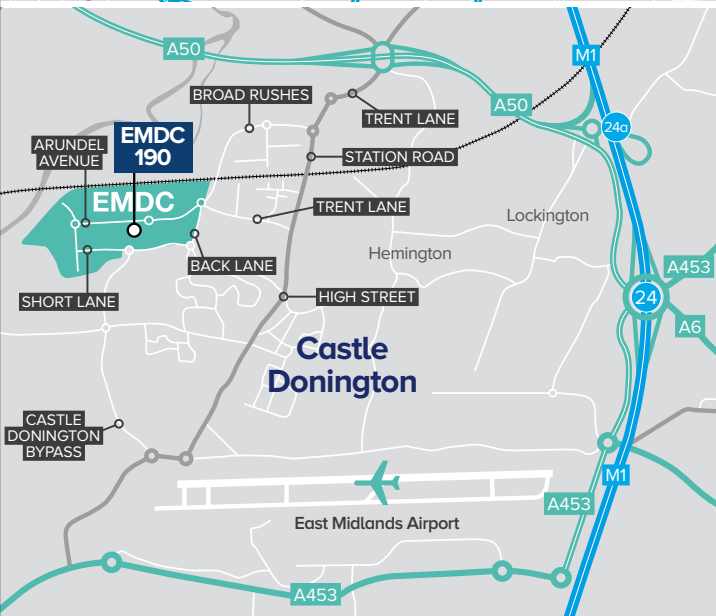
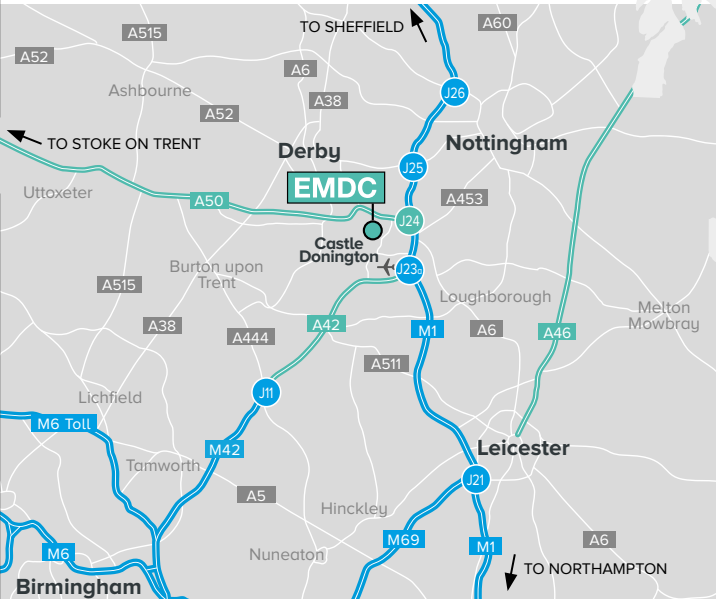
BREEM[®]



EMDC 190 has achieved a BREEAM Very Good rating and an EPC A rating.

IMMEDIATELY AVAILABLE





HGV DRIVE TIMES

PLACES	Miles	Time
M1/J24A	3	5min
Derby	11	33min
Nottingham	15	42min
Leicester	27	58min
Birmingham	44	1hr 19min
Sheffield	53	1hr 35min
Leeds	78	2hrs 25min
Manchester	85	2hrs 42min
London (M25)	119	3hrs 21min

AIRPORTS	Miles	Time
East Midlands	4	9min
Birmingham	42	1hr 18min
Heathrow	122	3hrs 34min

RAIL FREIGHT	Miles	Time
Maritime RFT	5	15min
BIFT	30	56min
Hams Hall	39	1hr 7min
DIRFT	46	1hr 16min

PORTS	Miles	Time
Immingham	98	2hrs 59min
Liverpool	98	3hrs 5min
London Gateway	149	4hrs 5min
Felixstowe	169	4hrs 48min
Southampton	195	5hrs 54min

Source: Freight Journey Planner

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 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 of 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 oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges 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 installations, electrical 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. FHP 08/22. E&OE. August 22 carve-design.co.uk 15090/15



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