



## LET YOUR BUSINESS FLY AT EAST MIDLANDS AIRPORT

It's not very often that warehouse space becomes available at East Midlands Airport, but Unit 440 at the Air Cargo Centre is coming available to let through joint agents FHP Property Consultants and CPP.

The Air Cargo Centre is situated on the main airport campus. The airport benefits from unrestricted cargo night flights and is the largest pure cargo base in the UK.

Junctions 23 and 24 of the M1 Motorway, the A52 and A42/M42 are all within a 5 minute drive. There are regular bus connections to Derby, Nottingham and Leicester with a bus stop next to the estate, and East Midlands Parkway Mainline Rail Station is only 5 miles away.

The mid terraced unit provides warehouse space with 5.5m eaves, loading door and parking/loading area to the front, together with 2 storey offices. There is also an overflow car park on the estate. Unit 440 extends to some 5,500ft<sup>2</sup> and nearby occupiers include DHL, Royal Mail, UPS, Holiday Inn, TNT, HBSC and Norsk Global.

Tim Richardson from FHP Property Consultants comments:

*"The property sits within a well managed estate with excellent transport connections and is ideally suited to an operator connected in some way with the airport, either cargo or supplying airport related services."*

For further information please contact Tim Richardson at FHP Property Consultants on 01332 224 857 email [timr@fhp.co.uk](mailto:timr@fhp.co.uk) or Stuart Waite at Commercial Property Partners 0115 697 7063 or email [stuart@cpp.co.uk](mailto:stuart@cpp.co.uk).

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## Notes to Editors

- FHP is a Midlands based commercial property consultancy with offices in Birmingham, Nottingham and Derby. Its 80 strong team offers a full range of professional and commercial property solutions for clients in the retail, leisure, office, industrial, residential land and investment markets.
- The Company also provides businesses with a full property consultancy service including valuations, rates appeals, compulsory purchase advice with the Company having a strong Property Management Department which manages properties for individuals, corporate and institutions.
- FHP has been involved in some of the largest commercial property deals and developments within the region and works with national operators including Intu Properties Plc and Clowes Developments (UK) Limited.
- FHP is also able to call upon the expertise of its sister residential property Company FHP Living Limited which handles the sales of select properties across Nottinghamshire and the surrounding areas from boutique offices in the Nottingham City Centre and West Bridgford.

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Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

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