

## Press Release 2023



## CASTLE DONINGTON, A PROVEN INDUSTRIAL AND LOGISTICS LOCATION MINUTES FROM THE M1 MOTORWAY

Castle Donington is a proven industrial and logistics location benefiting from not only East Midlands Airport but also excellent road connectivity via the A50 and M1 Motorway. There has been a continued demand for industrial/warehouse premises in this location over the past 10 – 15 years. To satisfy this demand, there is an excellent mix of new and existing buildings catering for manufacturing, production, storage and distribution businesses.

The most recent developments are very much dominated by large distribution warehouses accommodating the rapid growth in e-commerce that we have witnessed over the past 18 to 24 months. A prime example of this is at East Midlands Distribution Centre where we have seen two speculatively units built, which completed towards the end of last year. Both units are immediately available to lease and provide 189,573ft<sup>2</sup> and 279,418ft<sup>2</sup> of modern warehouse accommodation, benefiting from level access and dock level doors, 15m eaves and 50m yard depth. The units are extremely well positioned with immediate access to the new Castle Donington relief road.

To accommodate smaller requirements, we are pleased to see the development of Stud Brook Business Park, which will provide a range of BREEAM industrial/warehouse units ranging in size from 8,000ft<sup>2</sup> to 30,000ft<sup>2</sup>. The groundworks are well underway and we anticipate the units will be available for occupation towards the end of the year. Each unit will provide a high specification including 8m eaves height, level loading roller shutter doors, glazed entrance and a highly efficient EPC rating. They will be available on new lease terms and we are already in ongoing discussions with several businesses looking to take space here.

In terms of existing units, we have a couple of smaller units available at Air Cargo Centre which is within close proximity of East Midlands Airport on Argosy Road. These range in size from 3,706ft<sup>2</sup> to 5,612ft<sup>2</sup> and are available to lease. Both units are within walking distance of the Cargo Terminal and offer modern warehouse space. If you are looking for a unit with a secure self-contained yard, we have an excellent opportunity which is situated on Trent Lane. This property extends to 22,992ft<sup>2</sup> and is set on a site of 1.64 acres.

Whilst we faced a period of uncertainty towards the last quarter of 2022 due to economic uncertainty, the industrial and logistics sector is pleasingly performing better than expected so far this year not just in Castle Donington, but also across the wider East Midlands.

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For further information on the availability of any of these properties, to arrange any viewings, or simply to discuss your businesses property requirements, then please contact Darran Severn on 07917 460 031 or [darran@fhp.co.uk](mailto:darran@fhp.co.uk).

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March 2023

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