

7 EMDC | Arundel Avenue | Castle Donington | Leicester | DE74 2HJ

A high quality 2018 built detached office building accessed from the A50 close to East Midlands Airport and J24, M1

807m²
(8,693ft²)

- Two floors of highly specified offices
- Excellent onsite parking
- 0.34 acres expansion land
- High quality internal fit out including ground floor meeting suite
- Immediately available



FOR SALE



Location



Gallery



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Location



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Background

Constructed in 2019 for Redrow Homes, this building is available for sale following the merger of Barratt Developments PLC and Redrow PLC and offers a rare opportunity to purchase a modern building of this nature on a freehold basis.

Location

The Castle Donington bypass provides direct access to the A50 (approx 2 miles north of the property) and to the A453 (approx 2 miles to the south), enabling direct connectivity to the A50, M1 and A40 within 5 minutes drive time from the property.

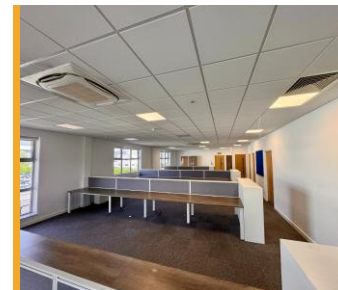
East Midlands Airport is approx 3 miles to the south of the property with both Nottingham and Derby being approx 12 miles distant.

The offices are located within the Junction 24 growth zone where future significant development is proposed with the implementation of the East Midlands freeport and significant residential and logistics proposals shortly to commence.

The Property

The property provides a high quality modern two storey office building of brick clad and curtain walled elevations under pitched tiled roof with powder coated double glazed windows set within a site which provides approximately 48 car parking spaces and room for further expansion. Features internally include:

- Self contained entrance reception with lift & staircase to first floor
- Two wings of offices to each floor
- Impressive ground floor meeting suites with sliding partition between main two board rooms
- Kitchens to each floor with ground floor restroom area
- High quality male, female and disabled WC facilities
- Open plan and cellularised comfort cooled offices throughout





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Floor Areas

From measurements taken on site we calculate the property has the following Net Internal Area:

Ground Floor	403m ²	4,334ft ²
First Floor	404m ²	4,359ft ²
Total	807m²	8,693ft²

(This information is given for guidance purposes only)

Car Parking and EV Charging

There are 44 car parking spaces and a grasscrete area which can accommodate a further 4 cars. 4 of the spaces are provided with EV charging points.

Expansion Land

In addition to the car parking area there is 0.34 acres currently laid to grass and used as a rest area which can be developed for a variety of uses including buildings, self contained stores, etc subject to planning.

Rateable Value

Rating Authority:	North West Leicestershire District Council
Rateable Value:	RV £96,500
Estimated Rates Payable:	£53,558 per annum (by adopting uniform business rate multiplier of £0.555)

Energy Performance Certificate

The property has an EPC rating of **B26**.



The current estate charge payable is £78.36 plus VAT per quarter. All properties within the East Midlands Distribution Centre contribute towards the upkeep and maintenance of the landscaped areas within the park. Full details can be provided.

VAT

VAT is payable upon the purchase price.

Sale Price

The property is available at a price of:

£1,500,000 plus VAT
(One million five hundred thousand pounds)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below, or contact our joint agent Alex Reid at Mather Jamie on alex.reid@matherjamie.co.uk / 01509 233 433.

John Proctor

07887 787880

johnp@fhp.co.uk

Darran Severn

07917 460 031

darran@fhp.co.uk

Mark Tomlinson

07917 576 254

mark@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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Please **click here** to read our "Property Misdescriptions Act". E&OE.