

## Press Release 2025



### **DETACHED HYBRID OFFICE/WAREHOUSE UNIT ADJACENT TO EAST MIDLANDS AIRPORT WITH EXCELLENT ACCESS TO THE A50 AND M1**

On behalf of private clients, FHP Property Consultants are delighted to have been appointed alongside CPP to market Unit 424 Air Cargo Centre, Argosy Road, Castle Donington, Leicestershire, DE74 2SA. The property sits between Nottingham and Derby and is directly accessed from the A453 which links to Junction 23a and 24 of the M1 motorway and the A50. The property is directly positioned adjacent to East Midlands Airport and benefits from regular bus connections to Derby, Nottingham and Leicester and East Midlands Parkway mainline railway station is within 5 miles.

Unit 424 Air Cargo Centre comprises a detached hybrid office/warehouse building totalling 29,450ft<sup>2</sup> which includes 7,794ft<sup>2</sup> of warehouse accommodation. The reception entrance leads to comprehensive two storey offices providing a mix of open plan and cellular accommodation. The warehouse accommodation provides clear span space with a minimum eaves height of 6.54 metres. Externally there is a delivery yard and 24 marked car parking spaces.

The property is available on new lease terms at a rent of £177,000 per annum.

Darran Severn of FHP Property Consultants comments:-

*"We are pleased to have been instructed to market this property. Air Cargo Centre is an established industrial estate within close proximity of East Midlands Airport with existing tenants including DHL, Ryan Air, Davis Turner Air Cargo, LK Metrology, Medstrom, West Atlantic and Cooper Parry.*

*The building could suit a variety of uses given its flexible accommodation and I look forward to speaking with interested parties."*

For further information or to arrange a viewing please contact Darran Severn of FHP Property Consultants on 07917 460 031 / [darran@fhp.co.uk](mailto:darran@fhp.co.uk) or Brodie Faint of CPP on 07516 770 513 / [brodie@cpp.uk](mailto:brodie@cpp.uk).

Darran Severn  
January 2026

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

To find out more please call:

**Nottingham**  
0115 950 7577

**Birmingham**  
0121 752 5500

**Derby**  
01332 343 222

**Nottingham Office**  
10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**  
122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**  
North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT