

Detached hybrid office/warehouse unit adjacent to East Midlands Airport with excellent connectivity to the A50 and M1 Motorway

2,736m²
(29,450ft²)

- Hybrid office/warehouse unit
- Easy access to East Midlands Airport, Nottingham, Derby and Leicester
- Fully fitted two storey offices with reception
- Warehouse with two level access roller shutter loading doors
- Delivery yard and parking for 25 vehicles
- Available on new lease terms
- Rent £177,000 per annum



TO LET



Location



Gallery



Video



Contact



Location

The property is equidistant to both 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 M1, A50 and A42 provide access to the whole UK, with 80% of the working population within a two-hour drive. There are regular bus connections to Derby, Nottingham and Leicester with a bus stop close by and East Midlands Parkway Mainline Railway Station is 5 miles away.

The Property

The property comprises a detached hybrid office/warehouse building. The reception entrance leads to comprehensive two storey offices which provide a mix of open plan and cellular accommodation. The warehouse accommodation provides clear span space with a minimum eaves' height of 6.54 metres. The specification includes:

Offices

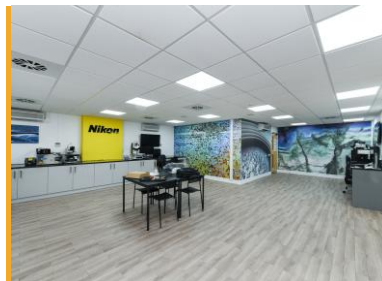
- ❖ Raised access floors
- ❖ Suspended ceilings with inset lighting
- ❖ Air conditioning
- ❖ Kitchen and WC's

Warehouse

- ❖ Full height with 6.54 metre eaves
- ❖ Two level access roller shutter loading doors
- ❖ 3 phase power

Externally there is a delivery yard and 24 marked car parking spaces.





Accommodation

The premises comprise the following gross internal floor areas:

Description	M ²	FT ²
Warehouse	724	7,794
Ground floor offices	1,006	10,828
First floor offices	1,006	10,828
Total	2,736	29,450

(These measurements are given for guidance purposes).

Business Rates

We note from the VOA website that the property currently has an entry as follows:

Rateable value from 1st April 2026: £270,000

The current multiplier is 48.0p. All interested parties are advised to make specific enquiries with the local billing authority.

Service Charge

A service charge is levied for the upkeep of common areas and management. Please contact the agents for further information.

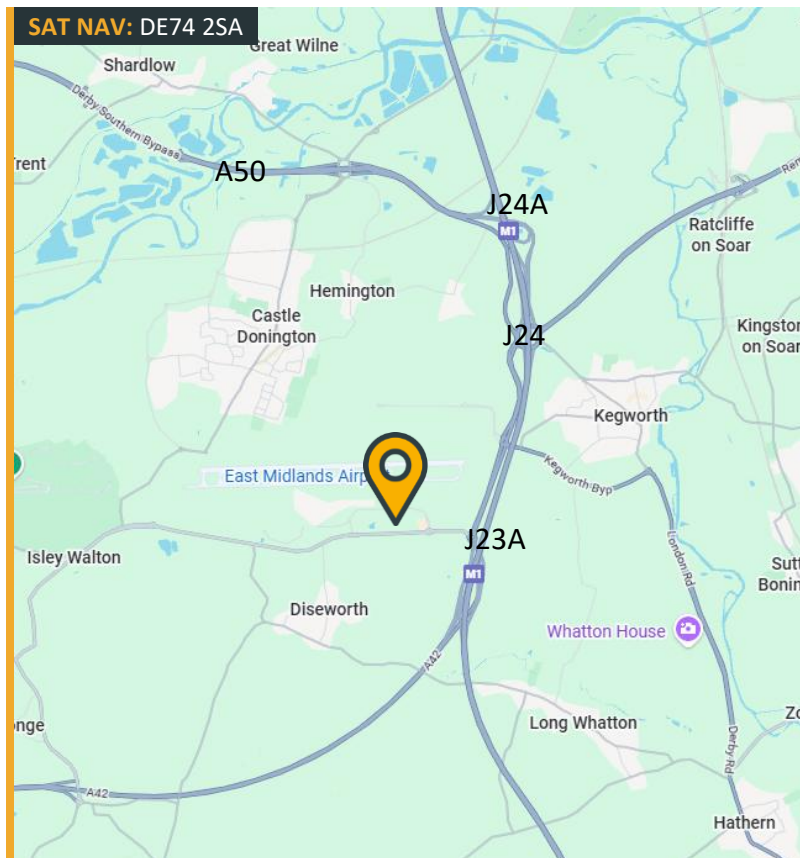
Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

The property has an Energy Performance Certificate rating of B39.





Lease

The property is available on new lease terms at a rent of:-

£177,000 per annum exclusive

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or contact our joint agent CPP on 0115 8966611



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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.