



# UNIT 2B PEGASUS BUSINESS PARK

**Beverley Road, Castle Donington, DE74 2TG**

To Let



## HIGHLIGHTS

- Strategically located within the UK with access directly from the M1 motorway and within close proximity of the A42 and A50 Dual Carriageways
- Next to East Midlands International Airport, one of the UK's most strategically important airports
- Prime Business Park environment with high profile branding opportunity
- Within close proximity of SEGRO Logistics Park, East Midlands, Gateway and Rail Freight Interchange
- High specification purpose built office building extending to 17,184 sq ft (NIA) (1,596.47 sq m)
- Excellent parking ratio of 4.14 spaces per 1,000 sq ft
- £15.00 per sq ft, exclusive
- Flexible lease terms
- Additional off-site parking available to rent from East Midlands Airport

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The area offers a competitive environment supported by world leading research and development capabilities

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## LOCATION

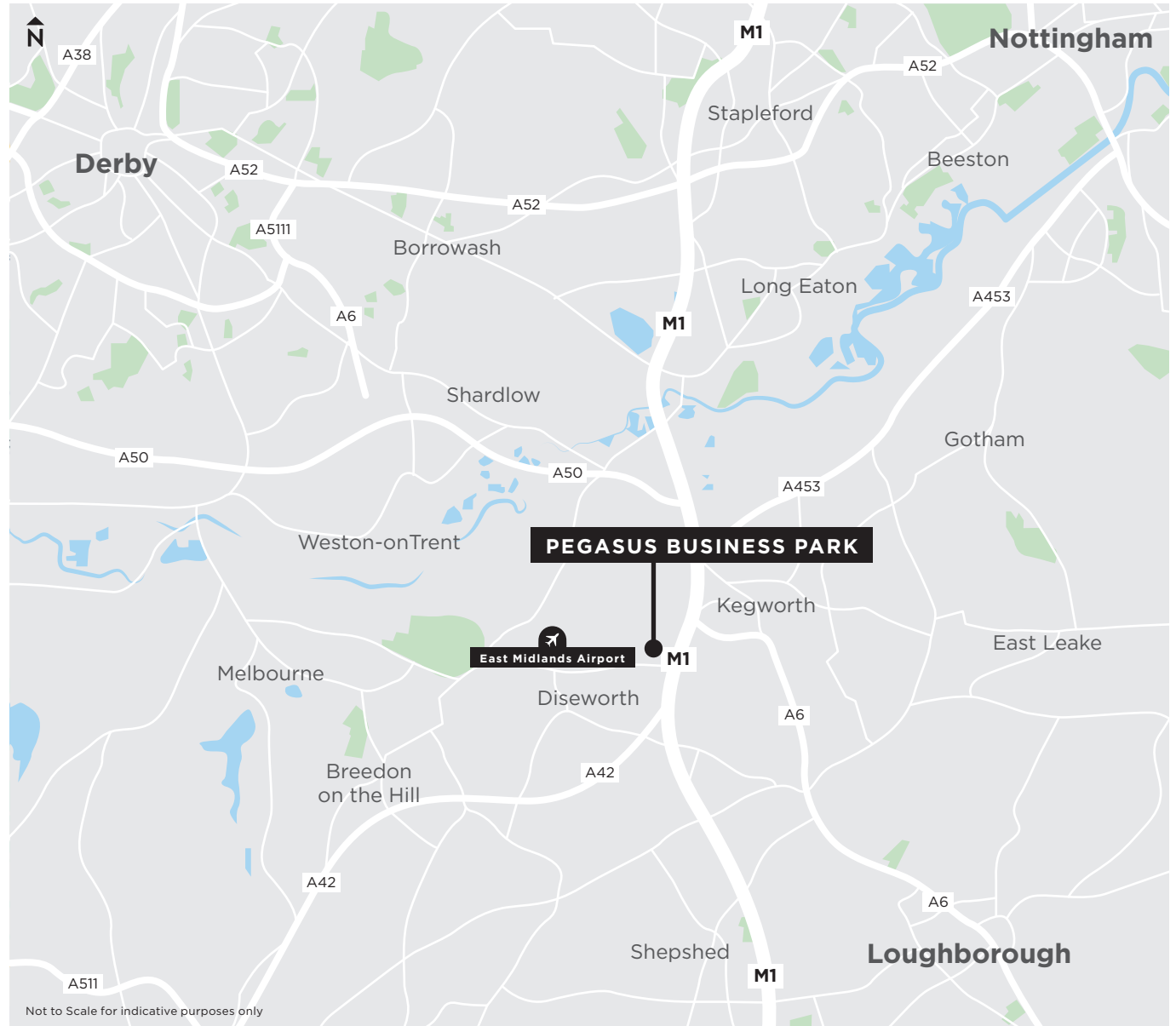
The property is located on Pegasus Business Park, within the boundary of East Midlands International Airport, one of the UK's most strategically important airports outside London.

East Midlands International Airport accommodates 4.3 million passengers each year offering routes to over 80 leisure and business destinations. The Airport is the second busiest cargo airport in the UK (after Heathrow) and handles over 310,000 tonnes of air freight every year. It is the UK hub for DHL and UPS and acts in support of operations for TNT and Royal Mail as well as a number of distribution companies that have bases in the area. The world-famous Donington Park motor racing circuit is also near by.

### Demographics

The East Midlands has an excellent track record for attracting flourishing world class companies in the transport, healthcare, professional services, food and drink and environmental sectors. The area offers a competitive environment supported by world leading research and development capabilities, a highly skilled workforce and it also benefits from being at the centre of the UK transport network.

“ East midlands airport is situated adjacent to junction 23a of the M1 motorway benefiting from immediate access to the national motorway network and a direct route to London ”



### Connectivity

In addition to air travel, East Midlands Airport is situated adjacent to Junction 23A of the M1 Motorway benefiting from immediate access to the national motorway network and a direct route to London (2 hour drive time) and Leeds (1.5 hour drive time). The Airport also benefits from direct access to Birmingham via the A42 (40 miles to the south west). The A50 dual carriageway, situated directly to the north of the Airport, provides direct access to the M6 Motorway. East Midlands parkway station is a short 10 minute taxi ride away from the property providing frequent direct trains to London St Pancras International Station in under 1 hour and 30 minutes.

### Logistics

The property is within close proximity of SEGRO Logistics Park East Midlands Gateway (SLPEMG) which is a 700 acre development with planning consent for up to 6,000,000 sq ft of logistics accommodation. The development incorporates a 50 acre Strategic Rail Freight Interchange (SRFI) which will include a rail freight terminal, capable of handling up to sixteen 775m rail freight trains per day, container storage and HGV parking.

### Situation

The property occupies a prominent position within Pegasus Business Park on one of the principle airport boundary roads leading to the passenger terminal and numerous cargo facilities. Surrounding office occupiers include HSBC, Regus, Nikon, PKF Cooper-Parry, National Grid, PWC and Home Office and there also are several hotels nearby including Premier Inn, Holiday Inn Express, Radisson Blu and Thistle.



## DESCRIPTION

The property comprises a detached two storey office building being of a steel frame construction with insulated blockwork infill walls and decorative brick facing under a hipped roof and incorporating powder coated aluminum framed double glazed sealed window units and entrance.

The property is arranged over ground and first floors and is configured to provide predominantly open plan office accommodation on either side of the service core. There is a reception area with 8 person (630kg) lift to the first floor which incorporates a small administrative office, male/female and disabled WCs. In addition, a comms room is located on the ground floor together with a series of cellular offices.

### The building provides the following amenities:

- Fully accessed raised floors
- Ceiling recessed hot and cold air handling system
- Suspended ceilings with recessed integral lighting
- Powder coated aluminum framed double glazed window units
- Ground floor kitchen/canteen
- Fire alarm and security access system
- 630kg (8 person) passenger lift
- Dedicated kitchen and WC facilities
- DDA compliant
- Approximately 71 car parking spaces



## ACCOMMODATION

| NET INTERNAL AREA | SIZE (SQ FT)  | SIZE SQ M)      |
|-------------------|---------------|-----------------|
| Ground Floor      | 8,591         | 798.10          |
| First Floor       | 8,593         | 798.32          |
| <b>Total</b>      | <b>17,184</b> | <b>1,596.42</b> |

The above are the approximate net internal areas. The site extends to approximately 0.952 acres (0.385 hectares)

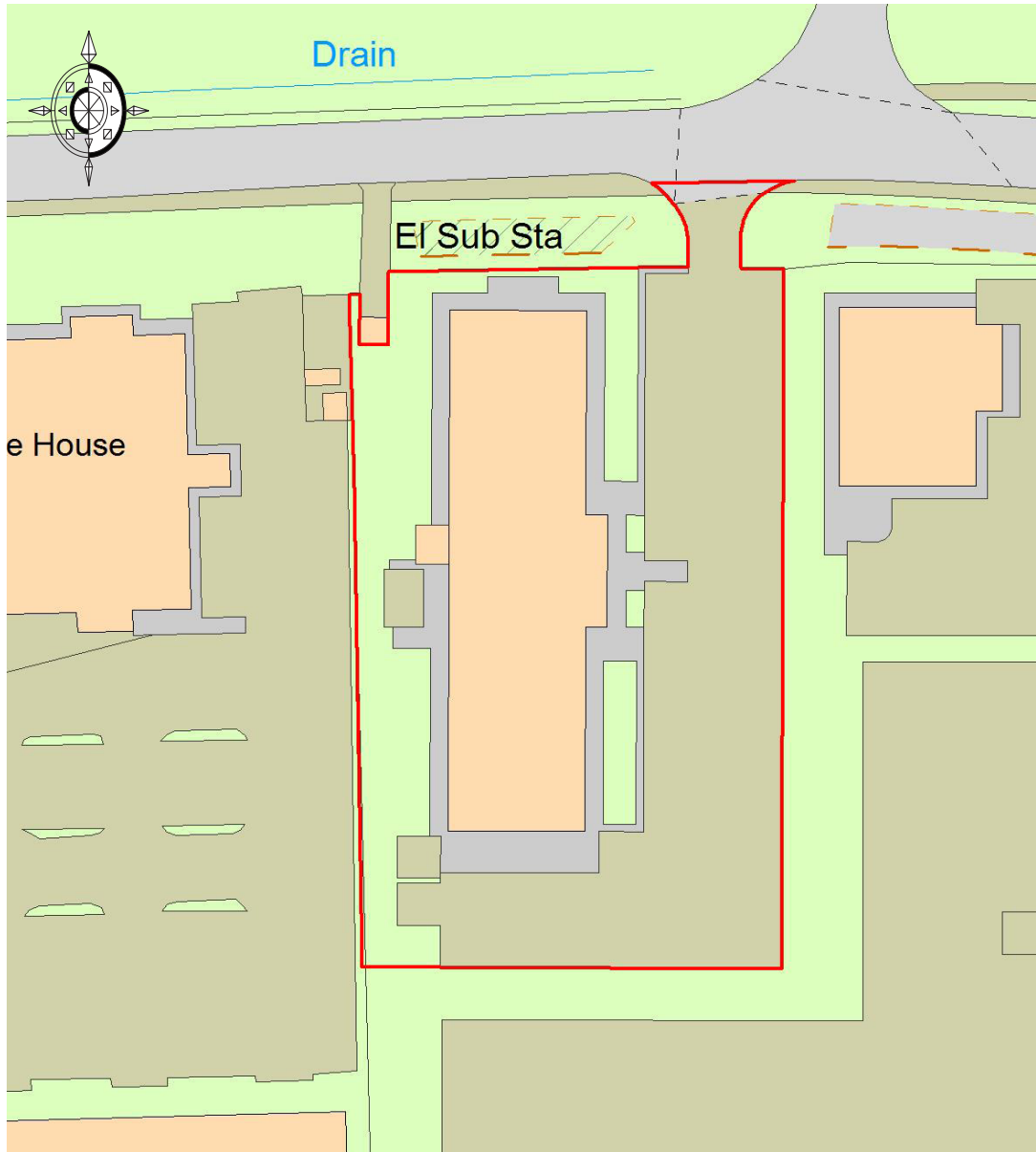
## TERMS

The property is offered on flexible new full repairing and insuring terms, either by way of a sub-lease or assignment.

## RENT

£15.00 per sq ft, exclusive.





## VAT

VAT will be applicable to this transaction.

## EPC

The property has an Energy Performance Rating of E 103.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.

## CONTACT

Strictly by appointment only with the Sole Agent Savills.

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