

# EMDC343

EAST MIDLANDS DISTRIBUTION CENTRE

M1 J24 • DE74 2HL

**TO LET**  
**IMMEDIATELY AVAILABLE**



New distribution unit  
**343,554 sq ft** (31,917.25 sq m)

A DEVELOPMENT BY:

**Clowes\*** | Hines  
DEVELOPMENTS



# EMDC

EAST MIDLANDS  
DISTRIBUTION CENTRE

EMDC343





# EMDC

EAST MIDLANDS  
DISTRIBUTION CENTRE

## EMDC343





# EMDC

EAST MIDLANDS  
DISTRIBUTION CENTRE

## Key features:

-  Brand new warehouse
-  Excellent connectivity via M1, A50 and A42
-  Situated in a **strategically important logistics location**
-  **70% of the UK population can be reached** within a 2 hour drive time

## Existing occupiers include:

M&S

MORAN  
logistics

buyitdirect  
GROUP

KLÖBER

Interlevin  
REGENERATION

Birlea  
Suppliers of Inspiration

Alliance

WINDSOR  
FOOD SERVICE



# EMDC343



EMDC has a BREEAM Excellent rating and EPC A rating.



25 Loading Docks



4 Level Access Doors



4 Euro Docks



55m Service Yard Depth



17,500 sq ft of Grade A Office Space



PV ready frame



Electrical supply 2.5 mVA



Gate House



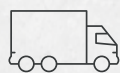
15m Clear Height



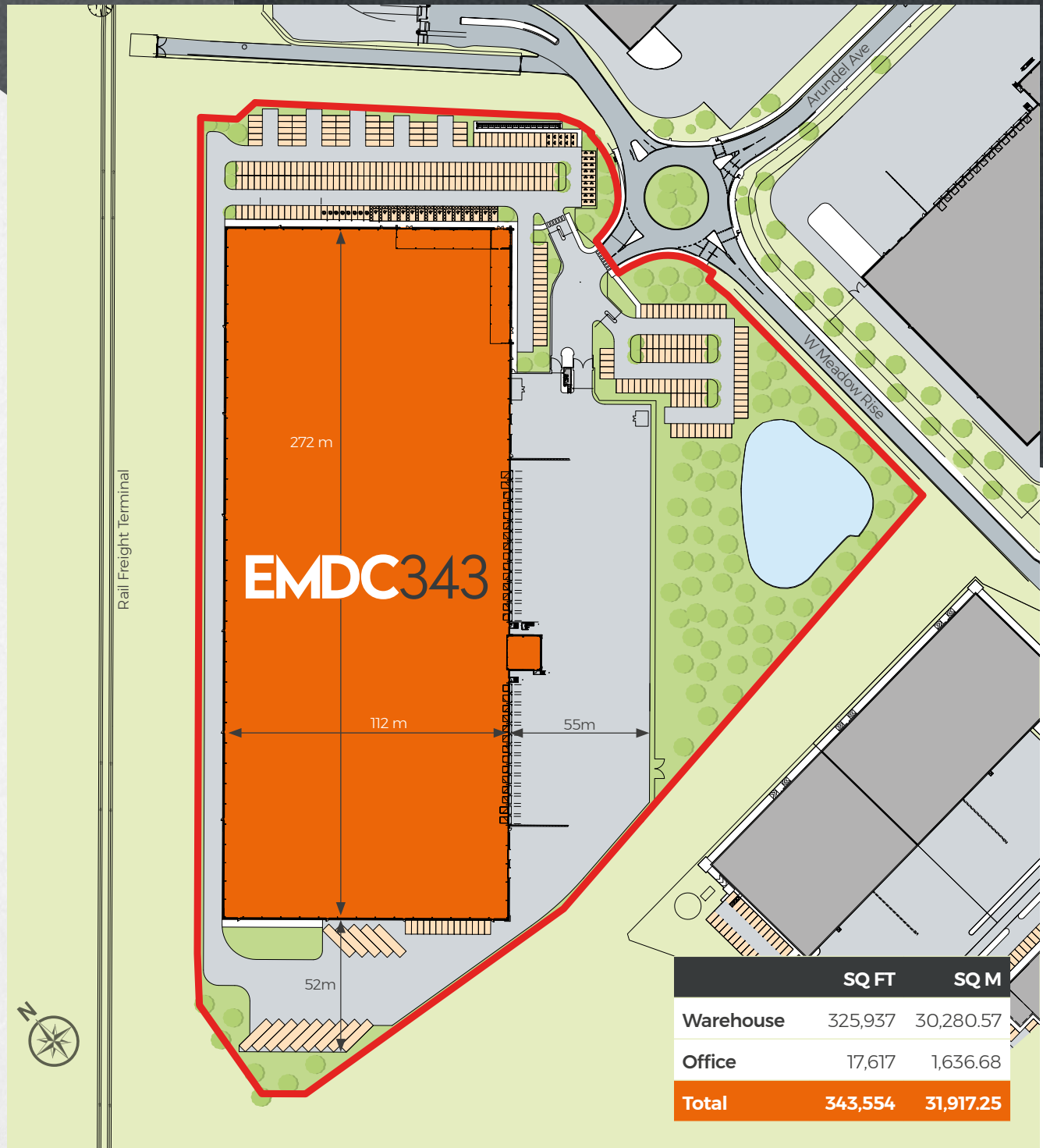
Floor loading 50kN/m<sup>2</sup>



318 Car Parking Spaces



82 HGV Spaces



	SQ FT	SQ M
Warehouse	325,937	30,280.57
Office	17,617	1,636.68
<b>Total</b>	<b>343,554</b>	<b>31,917.25</b>



# EMDC343



# EMDC

EAST MIDLANDS  
DISTRIBUTION CENTRE

## Location

**EMDC is strategically located adjacent to the A50 linking the M1 to M6.**

70% of the UK population can be reached in a 2 hour drive time..



Over 250,000 employees live within commuting distance of EMDC.



WHAT3WORDS  
attitudes.spending.rejoins



SAT NAV DE74 2HL

## Drivetimes

DESTINATION	DISTANCE	TIME
M1/J24A	3 miles	5 min
Derby	11 miles	33 min
Nottingham	15 miles	42 min
Leicester	27 miles	58 min
Birmingham	44 miles	1 hr 19 min
Sheffield	53 miles	1 hr 35 min
Leeds	78 miles	2 hrs 25 min
Manchester	85 miles	2 hrs 42 min
London (M25)	119 miles	3 hrs 21 min

AIRPORTS	DISTANCE	TIME
East Midlands	4 miles	9 min
Birmingham	42 miles	1 hr 18 min
Heathrow	122 miles	3 hr 34 min

RAIL FREIGHT	DISTANCE	TIME
EMG	5 miles	10 min
BIFT	25 miles	33 min
Hams Hall	39 miles	1 hr 7 min
DIRFT	46 miles	1 hr 16 min

SEAPORTS	DISTANCE	TIME
Immingham	98 miles	2 hr 59 min
Liverpool	98 miles	3 hr 5 min
London Gateway	149 miles	4 hr 5 min
Felixstowe	169 miles	4 hr 48 min
Southampton	195 miles	5 hr 54 min



# EMDC

EAST MIDLANDS  
DISTRIBUTION CENTRE

## Terms

The building is available on a leasehold basis for a term to be agreed.

## Further Information

Please contact the sole joint agents:



**Christian Smith**  
07808 784 789 | christian.smith@savills.com

**Ranjit Gill**  
07771 838 135 | rsgill@savills.com



**Tim Gilbertson**  
07887 787 893 | tim@fhp.co.uk

**John Proctor**  
07887 787 880 | johnp@fhp.co.uk



**Tom Kimbell**  
07920 005 471 | tom.kimbell@cushwake.com

**Cameron Mitchell**  
07392 092 534 | cameron.a.mitchell@cushwake.com

Misrepresentation While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.  
October 2023. carve-design.co.uk/15646/18

A DEVELOPMENT BY:

**Clowes\*** | **Hines**  
DEVELOPMENTS