

EMDC 190

- _ Prime East Midlands location
- _ Accessed from the A50
- _ West to A38, M6, North West markets
- _ East to J24, M1

JUNCTION 24 M1
DE74 2HL

A38
& M6



J24, M1
& M42

TO LET

Prime Grade A logistics building

189,573 ft² (17,611m²)



What3words
mills.chains.scans

EMDC 190

JUNCTION 24 M1
DE74 2HL

BREEAM®

A



EMDC 190 has achieved a BREEAM Very Good rating and an EPC A rating.

4 electric vehicle charging points

151 car parking spaces

- 11 tonne point loading
- 50kn per m² floor loading
- FM2 floor
- 15m clear internal height
- 10% roof lights
- 500kVA

28 HGV parking spaces

4 level access doors

18 dock level doors

50m yard depth

Accommodation

	ft ²	m ²
Warehouse	178,799	16,610
Two Storey Offices	10,570	982
Gatehouse	204	19
Total	189,573	17,611



Scan to view the video of EMDC190

Prime East Midlands location.

J24 of the M1 is one of the most significant strategic distribution locations within the heart of the UK. The intersection of the M1 with the A50 linked to the M6 and North West markets, and the A42 providing direct access into the West Midlands creates one of the most efficient logistics locations within the UK.

Places	Miles	Time
M1/J24A	3	5min
Derby	11	22min
Nottingham	15	30min
Leicester	23	40min
Birmingham	40	50min
Sheffield	47	1hr 10min
Leeds	82	1hr 45min
Manchester	86	2hrs
London (M25)	120	2hrs 20min

Airports	Miles	Time
East Midlands	4	9min
Birmingham	37	45min
Heathrow	121	2hrs 20min

Rail Freight	Miles	Time
Maritime RFT	4.5	12min
Hams Hall	31	40min
DIRFT	41	50min

Ports	Miles	Time
Immingham	101	2hrs
Liverpool	105	2hrs 15min
London Gateway	148	2hrs 45min
Felixstowe	168	3hrs 10min
Southampton	164	3hrs 10min



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A DEVELOPMENT BY:



NFU Mutual

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1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase.
3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations.
5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 06/24. E&OE. June 24 carve-design.co.uk 16597/4