

BUILDING 439, AIR CARGO CENTRE

EAST MIDLANDS AIRPORT, ARGOSY ROAD, CASTLE DONINGTON DE74 2SA

Light industrial / warehouse unit

498.71 sq m (5,368 sq ft)

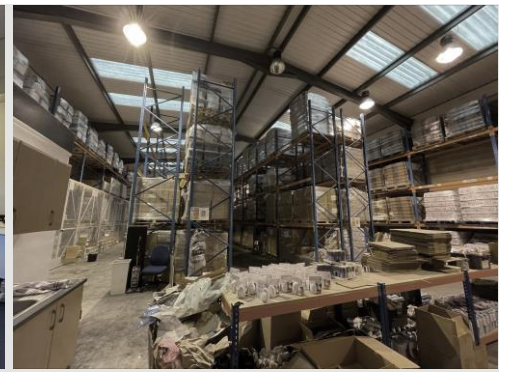
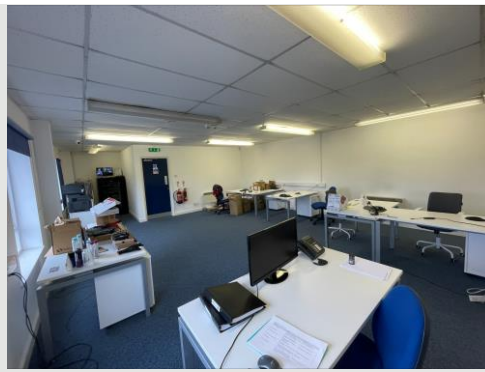
TO LET

- Sub-lease/Assignment available
- 7 on-site parking spaces
- Separate office space
- 5.85m eaves
- Roller shutter
- Great communication links to Derby, Leicester, Birmingham, Nottingham



Available immediately





LOCATION

The Air Cargo centre is located on Argosy Road, off Beverley Road, within the East Midlands Airport Campus.

The Estate sits within a central location providing easy access to Nottingham, Derby, Leicester and Birmingham and is only a 5 minute drive from Junction 23A/24 of the M1 Motorway and A50 and M42. It also benefits from a bus station just outside the Estate, along with a mainline parkway station just 5 minutes away, providing great transport links.

Other occupiers include DHL, Royal Mail, Medstrom and The Ryanair Training Centre.

DESCRIPTION

The property is a mid-terraced light industrial/warehouse unit with integral office space to the ground and first floor with staff welfare facilities. The height to the eaves is approx. 5.8m and 6.2m to the apex. It benefits from a manual roller shutter with an approx. height of 5.1m and width of 4m.

There are 7 designated parking spaces to the front of the unit with additional front-loading space.

ACCOMMODATION

The property has the following approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Ground Floor Office	43.29	466
First Floor Office	48.49	522
Warehouse	406.93	4,380
Total	498.71	5,368

SERVICES

Mains supplies of electricity and water are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC falling within Band 'E'.

TOWN & COUNTRY PLANNING

We understand the property has an established and permitted use for any class within Light Industrial or Warehousing within Classes B1, B2, and B8 of the Town & Country Planning (Use Classes) Order 1987 amended September 2020.

BUSINESS RATES

Charging Authority:	North West Leics District Council
Description:	Warehouse & Premises
Rateable Value:	£32,000
Period:	2023/24

TENURE

The property is to be let by way of full repairing and insuring lease for a term of years to be agreed.

RENT

Negotiable.

SERVICE CHARGE

A service charge will be levied in respect of maintenance and upkeep of all common parts within the development.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

SUBJECT TO CONTRACT

Viewing by prior appointment only.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.