

The logo for EM POINT, featuring the letters 'EM' in a large, bold, blue font, with the word 'POINT' in a smaller, blue font stacked vertically to the right of 'EM'. The logo is set against a white, trapezoidal background that tapers to a point on the right side.

EM
POINT

Two parallel white contrails from a jet engine streak across the sky from the bottom left towards the center of the image.

MAKE YOUR BUSINESS FLY

High quality industrial units to let / for sale
from 6,725 sqft to 51,379 sqft at J23A/J24 M1.

Available from Q4 2024

**EM POINT IS A PROMINENT
INDUSTRIAL DEVELOPMENT
IMMEDIATELY ADJACENT TO
M1 MOTORWAY**

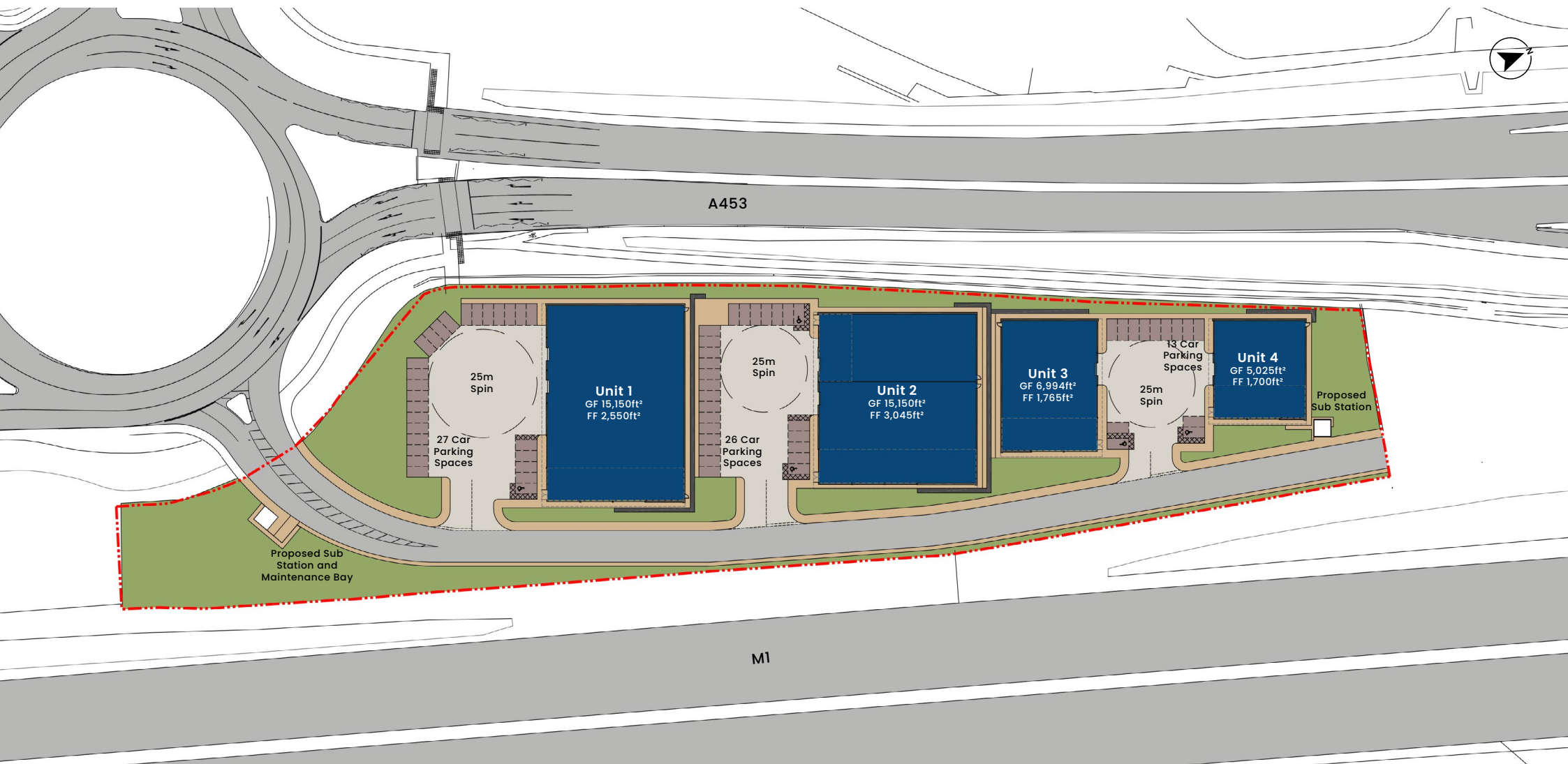
OVERVIEW

The site is positioned in one of the most connected business locations overlooking the M1 (Junction 24) and at the heart of the Leicester, Nottingham and Derby triangle. East Midlands Airport is within walking distance and both rail and bus links are easily accessible making EM Point a real hub for staff and visitors, no matter how they travel.



KEY BENEFITS OF THE EM POINT DEVELOPMENT.

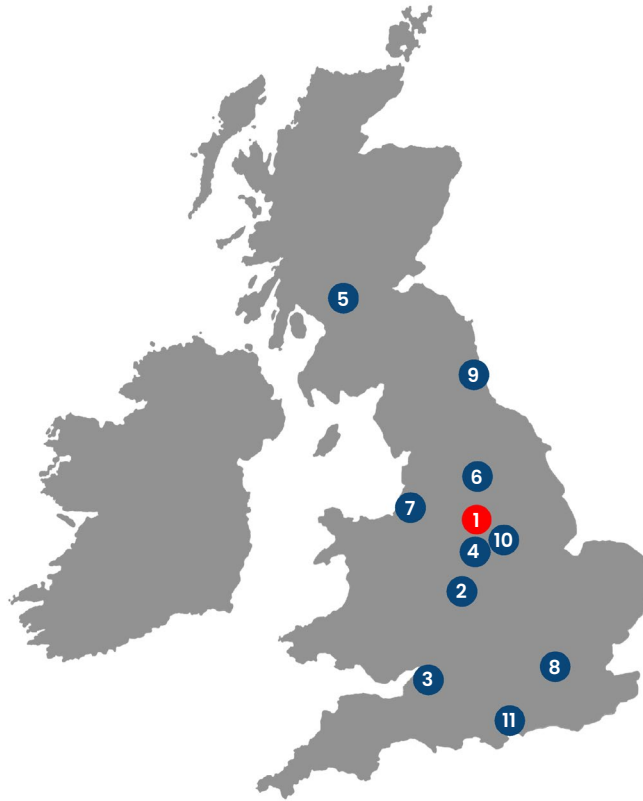
- Located on a prestigious 3.9 acre site.
- Excellent transport links to an established and connected business location.
- High quality industrial units from 6,725sqft to 51,379sqft.
- Highly visible from the M1 motorway.
- To let / for sale from Q4 2024.



CONNECTIONS

Key

1. EM Point
2. Birmingham
3. Bristol
4. Derby
5. Glasgow
6. Leeds
7. Liverpool
8. London
9. Newcastle
10. Nottingham
11. Portsmouth



EM point occupies a central location making it accessible by all modes of transport and the constant development and investment in the area offers a ready made network of business connections.

EM Point is located next to the M1 motorway and can be easily reached by exiting at Junction 24 from the North or Junction 23a from the South.

The entrance to the site is located just off the roundabout on the A453 which is clearly signposted when heading from numerous directions towards East Midlands Airport.

ROAD LINKS

Destination Distance (Miles)

Birmingham	38
Bristol	127
Derby	17
Glasgow	294
Leeds	81
Leicester	20
Liverpool	95
London	117
Manchester	80
Newcastle	168
Nottingham	13
Sheffield	53

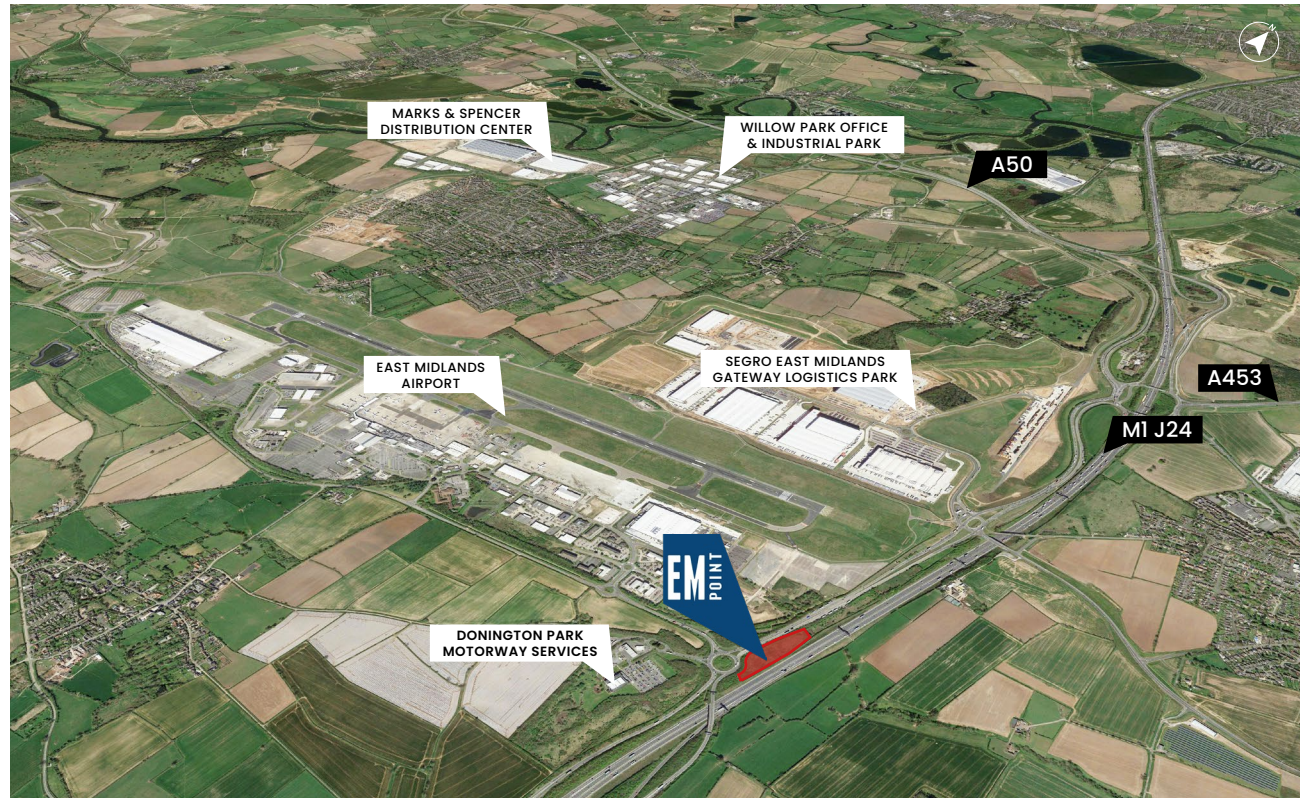
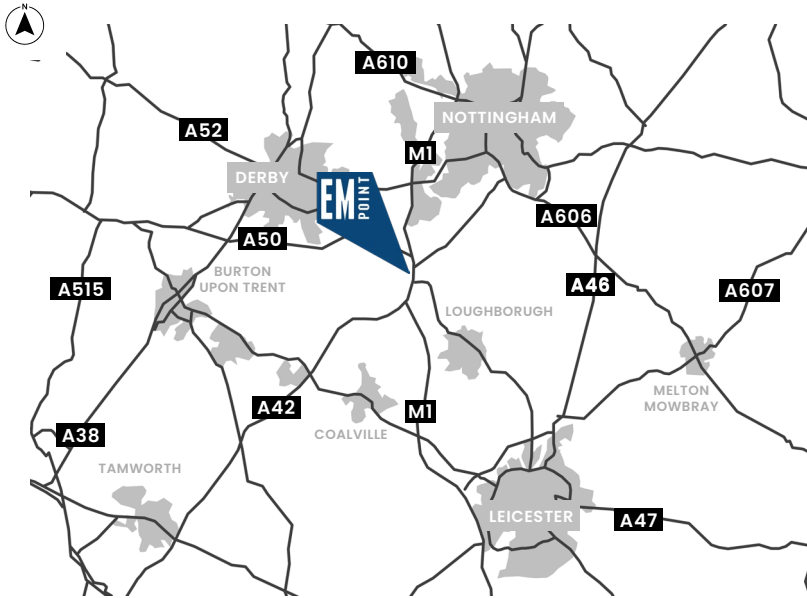
AIR LINKS

Destination Time (Hours)

Aberdeen (ABZ)	1.20
Amsterdam (AMS)	1.25
Barcelona (BCN)	2.30
Belfast (BFS)	1.00
Brussels (BRU)	1.30
Dublin (DUB)	1.00
Edinburgh (EDI)	1.10
Glasgow (GLA)	1.05
Milan (MIL)	2.20
Warsaw (WAW)	2.25

**NATIONALLY, EM POINT
IS WITHIN 4 HOURS DRIVE
OF ALMOST 90% OF
ENGLAND & WALES**

DIRECTIONS



**WHEN YOU COMBINE THE
M1 AND THE SURROUNDING
A ROADS, AN AVERAGE OF
136,400 VEHICLES PASS
EM POINT EVERYDAY.**

*2014 FIGURES

BY ROAD

EM Point occupies a highly visible site that runs adjacent to the M1 motorway and is accessible from both Junction 24 and 23a. It also benefits from a further network of road links, being close to the A42 to Birmingham City Centre, the A50 to Stoke and the A453 to Nottingham.

BY AIR

East Midlands Airport connects over 4 million domestic passengers to around 80 global destinations every year and offers all the amenities including retail and hotel opportunities that you would expect from a world class airport. East Midlands is also the UK's premier airport for dedicated cargo aircraft making it the UK's largest express freight operation with OHL, UPS and TNT all based in the area.

BY RAIL

The nearest main line railway stations are Loughborough and East Midlands Parkway and these are only a 15 minutes commute via the Skylink bus network. This same service is also available from Nottingham and Derby stations.

BY BUS

The local villages, towns and cities are easily accessible by the Skylink bus network and this supports a large, local workforce. These bus services make it quick and convenient to get to and from Nottingham, Leicester, Derby, Loughborough, Long Eaton and Coalville up to every 20 minutes, 24 hours a day, seven days a week and EM Point is within walking distance of bus stops via dedicated foot and cyclepaths.

DEVELOPED BY

LITTON PROPERTY GROUP



Cushman & Wakefield and Innes England notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

Brochure created by Vector Design Concepts Ltd.

 **CUSHMAN &
WAKEFIELD**

0121 697 7333

Will Arnold

E: will.arnold@cushwake.com

Dominic Towler

E: dominic.towler@cushwake.com

INNES ENGLAND 
MAKE A GREAT DECISION

0115 924 3243

01332 362244

Nick Hosking

E: nhosking@innes-england.com

Craig Straw

E: cstraw@innes-england.com