Air Cargo Centre

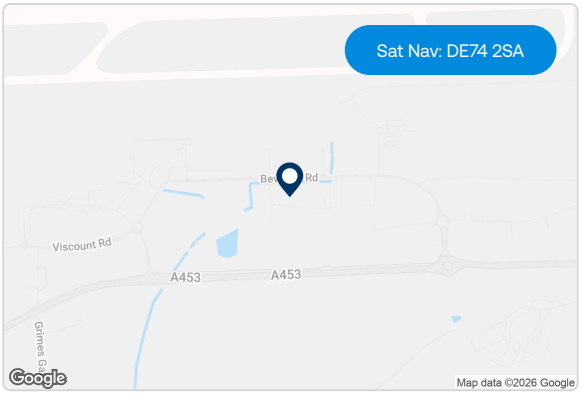
Argosy Road East Midlands Airport Castle Donington DE74 2SA

Office and Warehouse | 29,450 ft²

- 2 storey office space
- Parking for 25 vehicles
- Roller shutter door
- 6.54m eaves height







Description

The property comprises a detached hybrid office/warehouse building. The reception entrance leads to comprehensive two storey offices which provide a mix of open plan and cellular accommodation. The warehouse accommodation provides clear span space with a minimum eaves' height of 6.54 metres.

Location

The property is equidistant to both Nottingham and Derby and is directly accessed from the A453 which links to Junction 23a and 24 of the M1 motorway and the A50. The M1, A50 and A42 provide access to the whole UK, with 80% of the working population within a two-hour drive. There are regular bus connections to Derby, Nottingham and Leicester with a bus stop close by and East Midlands Parkway Mainline Railway Station is 5 miles away.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Alex Leatherland
Mileway
midlands@mileway.com
01213681760

Darran Severn
FHP
darran@fhp.co.uk
07917 460031

Brodie Faint
CPP
Brodie@cpp.uk
07516 770513



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Warehous	Warehouse	7,794	01/04/2027	14,750	B
Ground Floor Office	Office	10,828	01/04/2027	POA	B
First Floor Office	Office	10,828	01/04/2027	POA	B
Total		29,450			

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway