

SAT NAV DE74 2HL

**30,000 sq ft  
to 74,000 sq ft  
(2,787 to 6,878 sq m)**

Detailed planning consent granted,  
fast track delivery available

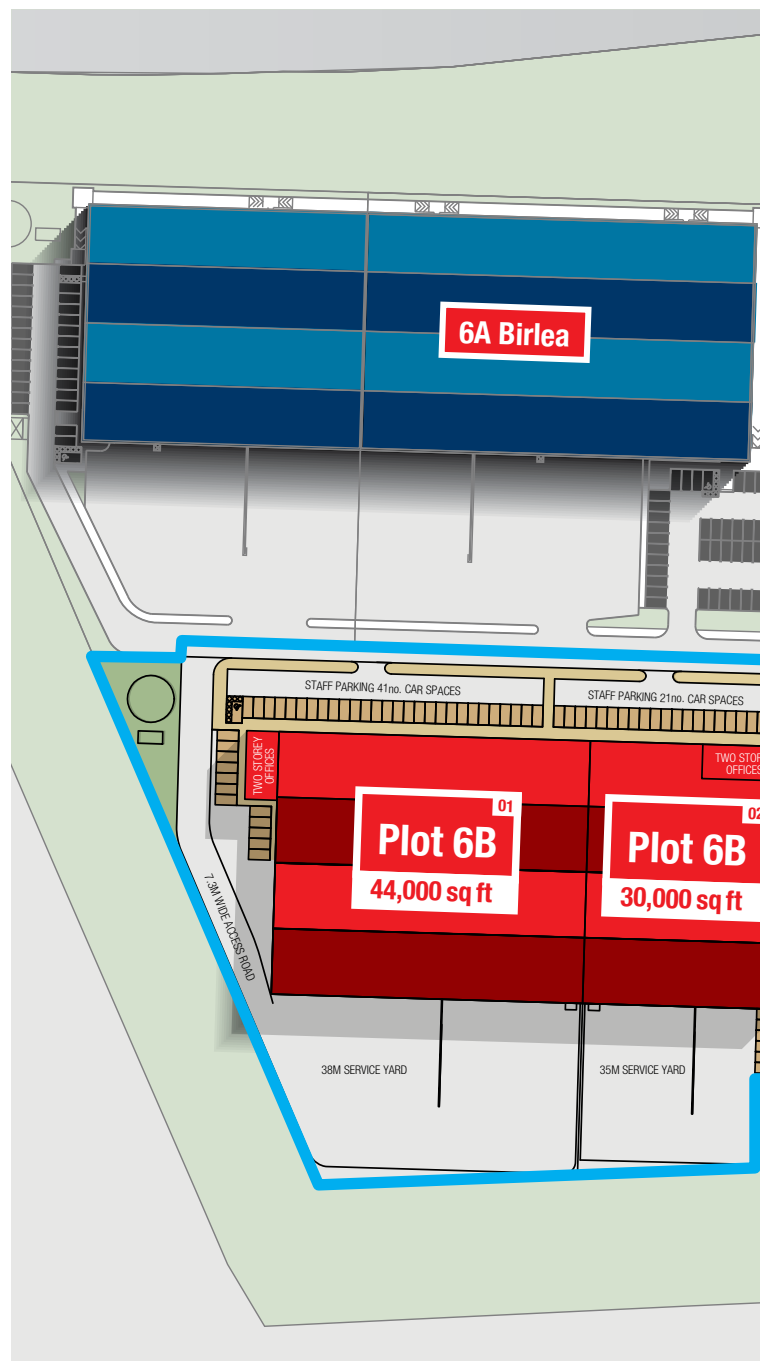
image shown is Unit 6F Klobber

# East Midlands Distribution Centre

Minutes from Junction 24A of the M1 and from East Midlands Airport, EMDC's central location equidistant from Nottingham and Derby puts 70% of the UK's population within 2 hours drive time.

EMDC is recognised as a strategic distribution location serving both the East Midlands and the entire UK now being the home to substantial occupiers including Marks & Spencer, Birlea Furniture, Interlewin Refrigeration and Klobier Building Products.

With detailed planning consent granted buildings can be fast tracked and delivered quickly to meet specific occupier timescales.



“ Our roots are local, our furniture network is national and our suppliers are international – EMDC ticked all the boxes and is enabling Birlea to continue with its organic growth and e-distribution ”

JAKE MAGILL, BIRLEA



# THE BIG Opportunity



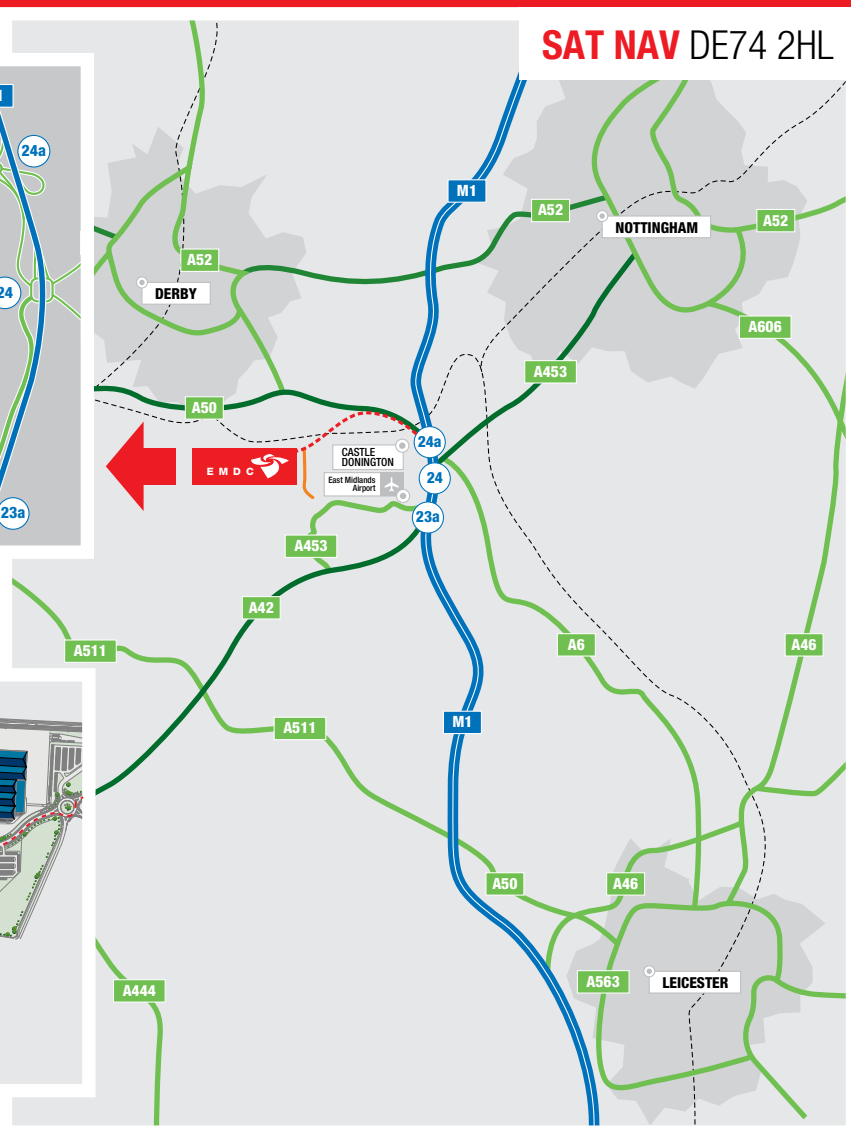
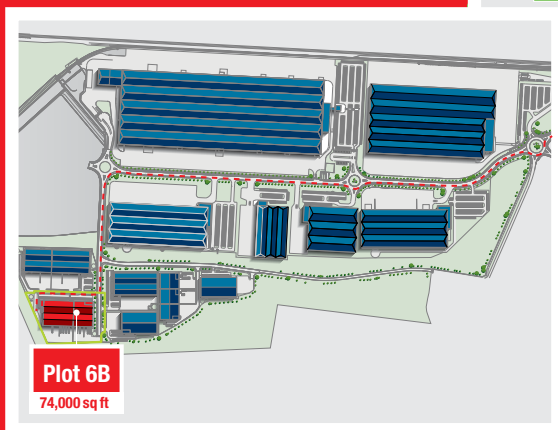
“ Castle Donington is the traditional home to Interlevin Refrigeration and being the first occupiers on the site we have watched EMDC grow and expand. EMDC provides a central location within England adjacent to Junction 24/24a of the M1, and with easy access to the M6 via the A50 gives us an excellent location close to our traditional home enabling us to easily distribute our goods throughout the UK ”

Paul McKeown, INTERLEVIN

## Typical specification:

- The building size can be reconfigured internally to suit individual requirements
- 10 metres portal frame
- Floor loading 50kn per sq m
- Tailgate and level access doors
- 5% office content included
- 10% translucent light panels in the warehouse reducing energy costs
- Good car parking and self contained service yards
- Freehold/leasehold terms available
- Fast track delivery available

# THE BIG Opportunity



CITY	MILES	TIME
Derby	12	17 min
Nottingham	15	28 min
Leicester	23	33 min
Birmingham	44	45 min
Manchester	88	1hr 39 min

AIRPORT	MILES	TIME
East Midlands	6	12 min
Birmingham	42	45 min
Manchester	81	1hr 24 min

Source: Google Maps 2014

For further information contact the agents:



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#### MISREPRESENTATION

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