EMDC 525

EAST MIDLANDS DISTRIBUTION CENTRE | CASTLE DONINGTON | DE74 2HJ

CROSS-DOCKED WAREHOUSE/DISTRIBUTION UNIT

523,404 SQ FT

TO LET/AVAILABLE NOW

- EASY ACCESS TO THE M1 AND A50
- CLOSE PROXIMITY TO EAST MIDLANDS AIRPORT
- 18M CLEAR TO UNDERSIDE OF HAUNCH
- 50M YARD DEPTHS ON BOTH SIDES

WWW.EMDC525.COM

PANATTONI

A STRATEGICALLY IMPORTANT LOGISTICS LOCATION

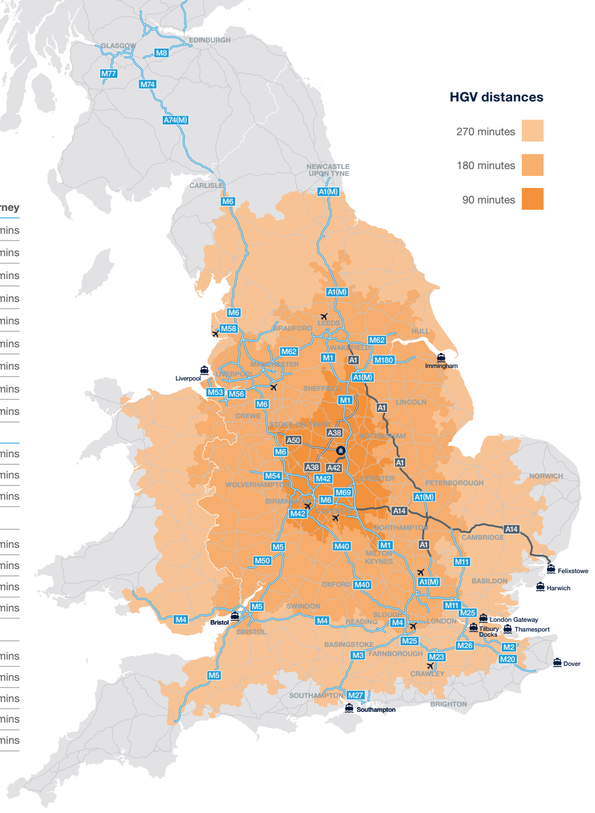
EMDC 525 occupies one of the most strategically important logistics locations in the Midlands. Adjacent to Marks and Spencer's Midlands RDC, it is just three minutes drive from the A50, five minutes from J24A of the M1, and only nine minutes HGV drive from East Midlands Airport now the Western Relief Road is open. It is also just 5 miles from the newly opened maritime Rail Freight Terminal, which provides direct access to the UK's network of RFI's as well as major UK ports such as Southampton, Felixstowe, London Gateway and the channel tunnel.

The cross-docked warehouse benefits from 76 dock doors, 50m yards, and 18m clear height to underside of haunch.

HGV DRIVE TIMES

PLACES	Distance	Journey
M1/J24A	3 miles	5 mins
Derby	11 miles	33 mins
Nottingham	15 miles	42 mins
Leicester	27 miles	58 mins
Birmingham	44 miles	1 hr 19 mins
Sheffield	53 miles	1 hr 35 mins
Leeds	78 miles	2 hrs 25 mins
Manchester	85 miles	2 hrs 42 mins
London (M25)	119 miles	3 hrs 21 mins
AIRPORTS		
East Midlands	4 miles	9 mins
Birmingham	42 miles	1 hr 18 mins
Heathrow	122 miles	3 hrs 34 mins
RAIL FREIGHT		
Maritime RFT	5 miles	15 mins
BIFT	30 miles	56 mins
Hams Hall	39 miles	1 hr 07 mins
DIRFT	46 miles	1 hr 16 mins
PORTS		
Immingham	98 miles	2 hrs 59 mins
Liverpool	98 miles	3 hrs 05 mins
London Gateway	149 miles	4 hrs 05 mins
Felixstowe	169 miles	4 hrs 48 mins
Southampton	195 miles	5 hrs 54 mins

Source: Freight Journey Planner



Mileage radius Source: osmaps-radius

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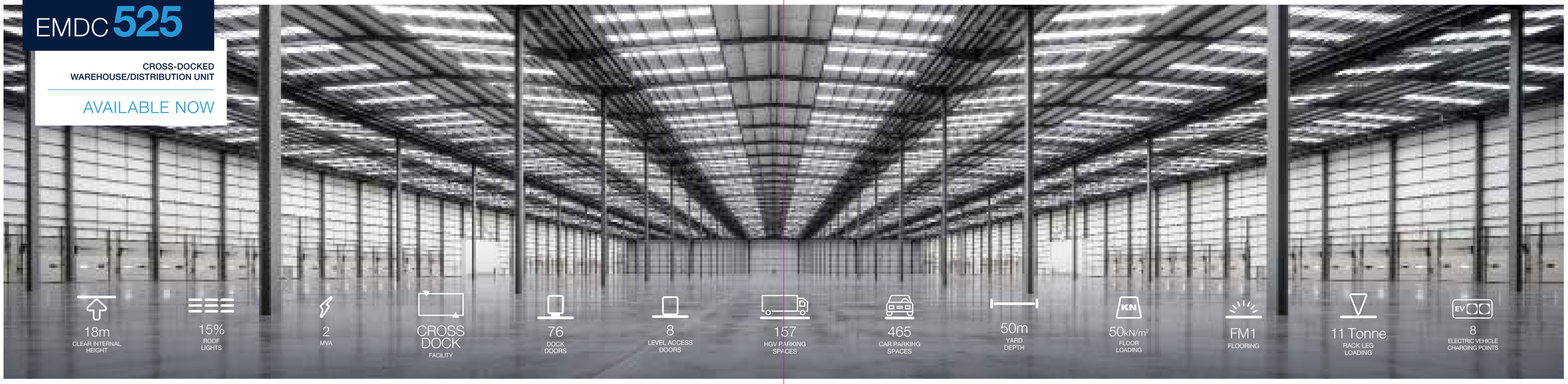
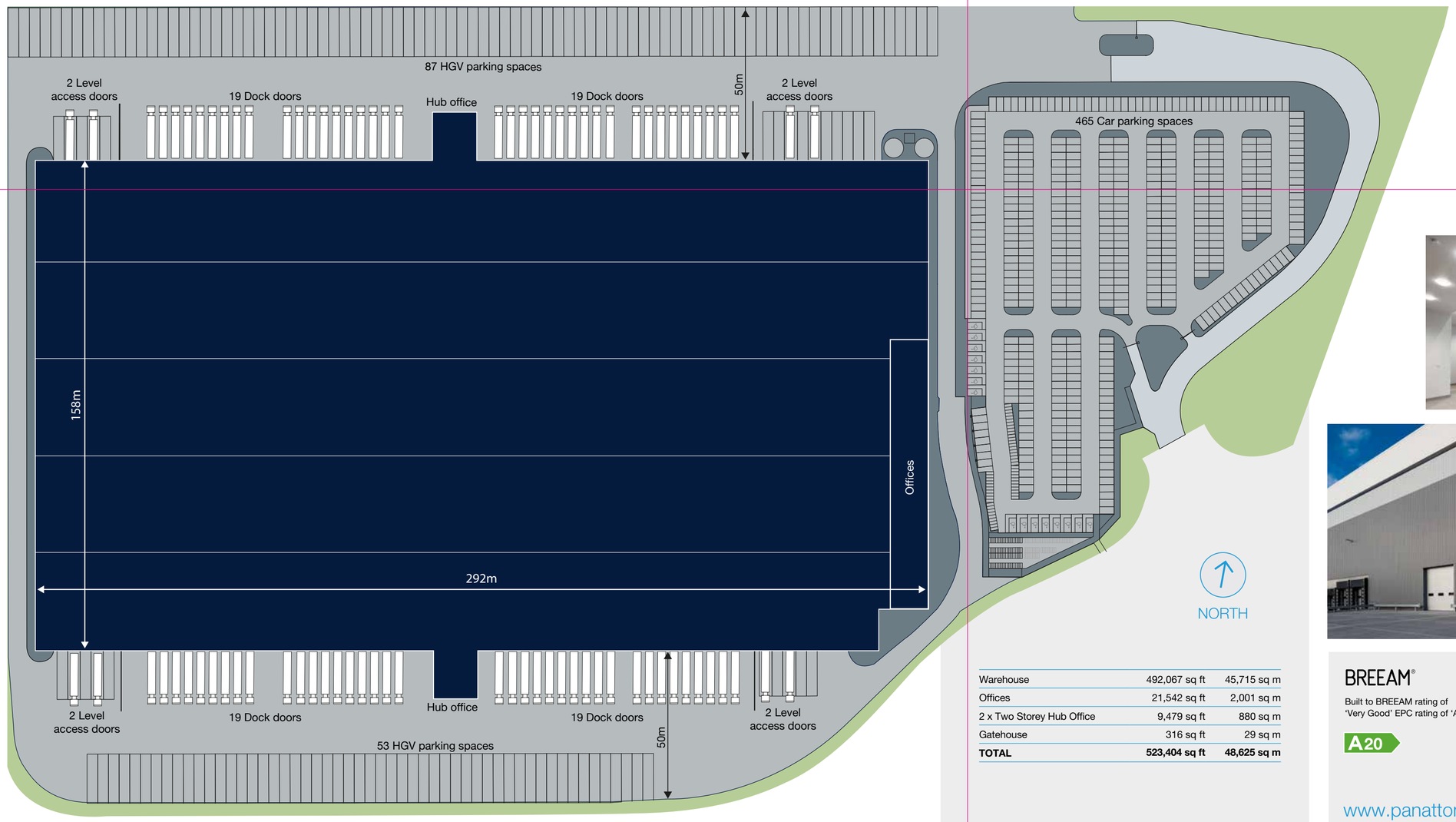
CROSS-DOCKED WAREHOUSE/DISTRIBUTION UNIT

AVAILABLE NOW





Warehouse	492,067 sq ft	45,715 sq m
Offices	21,542 sq ft	2,001 sq m
2 x Two Storey Hub Office	9,479 sq ft	880 sq m
Gatehouse	316 sq ft	29 sq m
TOTAL	**523,404 sq ft**	**48,625 sq m**

BREEAM®

Built to BREEAM rating of 'Very Good' EPC rating of 'A 20'

A20

SUSTAINABILITY

EMDC 525 accommodates a rainwater harvesting system and the roof has been designed to allow for the future installation of PV panels. These could provide all the power needed for the electric vehicle charging points in the car park.

www.panattoni.co.uk

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EMDC 525

WWW.EMDC525.COM

UK LOCATION

SITE ACCESS

REGIONAL LOCATION

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