

TO LET | FOR SALE
OFFICE | SHOWROOM
HOTEL | INDUSTRIAL

EM POINT



CASTLE DONINGTON | DE74 2SA

A PRESTIGIOUS 3.9 ACRE SITE OVERLOOKING THE M1 MOTORWAY
(JUNCTION 24) AND ADJACENT TO EAST MIDLANDS AIRPORT

WWW.EM-POINT.CO.UK

**BESPOKE DESIGN AND
BUILD OPTIONS AVAILABLE
IN THIS ESTABLISHED AND
CONNECTED LOCATION**



EM Point is a prestigious 3.9 acre site ready for immediate development and offering bespoke opportunities for a variety of uses. Whether it's for office, showroom, industrial or hotel use, 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.

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 DHL, 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.

OVERVIEW

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

*2014 FIGURES

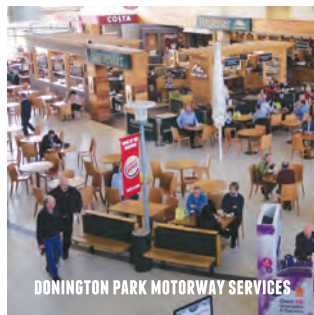
CONNECTED

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.

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



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



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
Berlin (SXF)	1.50
Brussels (BRU)	1.30
Dublin (DUB)	1.00
Edinburgh (EDI)	1.10
Glasgow (GLA)	1.05
Milan (MIL)	2.20
Warsaw (WAW)	2.25

KEY BENEFITS:

PRESTIGIOUS 3.9 ACRE
DEVELOPMENT SITE

BESPOKE DESIGN AND BUILD
OPTIONS FOR A VARIETY OF USES

EXCELLENT TRANSPORT LINKS TO
AN ESTABLISHED AND CONNECTED
BUSINESS LOCATION

HIGHLY VISIBLE FROM
THE M1 MOTORWAY

 CUSHMAN &
WAKEFIELD

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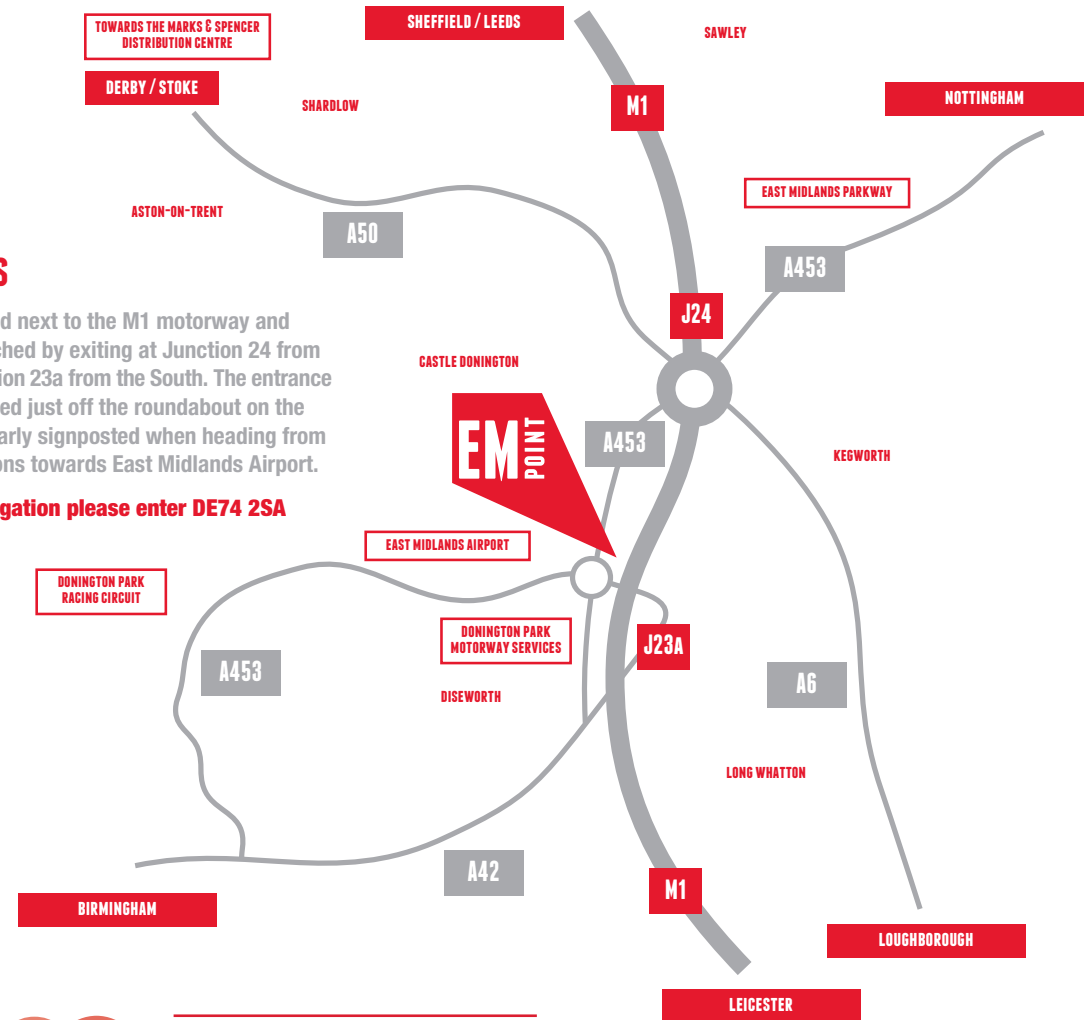
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DIRECTIONS

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.

For Satellite Navigation please enter DE74 2SA



20
LITTON
PROPERTIES

20 YEARS OF
DEVELOPING
EXCELLENCE

DTZ and Innes England gives 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 or representation 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.



LITTON
PROPERTIES

www.littonproperties.co.uk

INDUSTRIAL UNITS

BESPOKE DESIGN AND BUILD SOLUTION TO FACILITATE A VARIETY OF MANUFACTURING, STORAGE OR LOGISTIC USES
THESE CAN BE COMBINED TO CREATE A SINGLE UNIT



Indicative layout. Bespoke designs available.

SPECIFICATION

- 2 storey with 10% office content
- 2 level access doors
- 50 KN/m² floor loading
- 68m eaves
- Self contained yards

	sq ft	sq m	parking
EMP Unit 1	20,000	2,168	
EMP Unit 2	20,000	2,168	
Combined	40,000	3,716	31

(Approximate Gross Internal Area)



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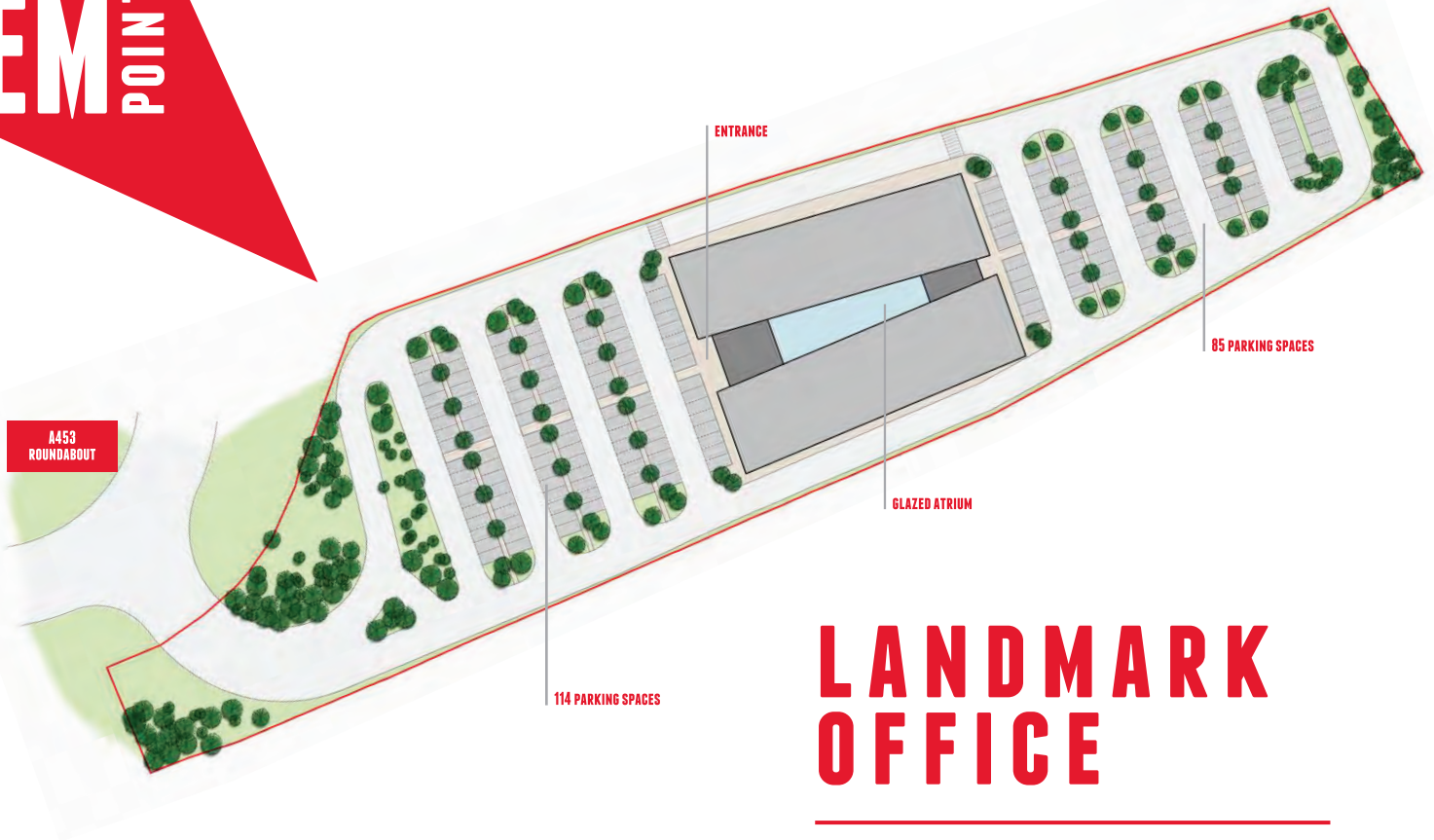
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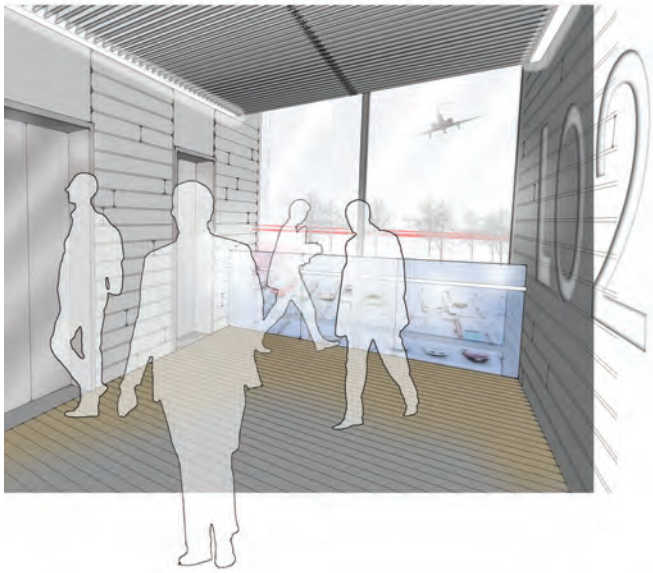
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Indicative layout. Bespoke designs available.



LANDMARK OFFICE

HIGH SPECIFICATION OFFICE BUILDING OR HEADQUARTERS WITH OPTIONAL PARKING CONFIGURATIONS

GROUND LEVEL PARKING

- Grade A specification
- Raised access floors
- Comfort cooled
- Ground floor parking spaces
- Parking ratio 1 space : 300 sq ft NIA

	sq ft	sq m	parking
Ground Floor	23,333	2,168	
First Floor	23,333	2,168	
Second Floor	23,333	2,168	
Total	70,000	6,503	199

(Approximate Net Internal Area)



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EM
POINT

OFFICE PARK

3 SELF CONTAINED,
HIGH SPECIFICATION,
LANDMARK OFFICE BUILDINGS



SPECIFICATION

- Grade A specification
- Raised access floors
- Comfort cooled
- Ground floor parking spaces
- Parking ratio 1 space : 300 sq ft NIA

	sq ft	sq m	parking
EMP1			
Ground Floor	8,333	774	
First Floor	8,333	774	
Second Floor	8,333	774	
Total	25,000	2,323	83
EMP2			
Ground Floor	6,667	619	
First Floor	6,667	619	
Second Floor	6,667	619	
Total	20,000	1,858	66
EMP3			
Ground Floor	5,000	465	
First Floor	5,000	465	
Second Floor	5,000	465	
Total	15,000	1,394	50

(Approximate Net Internal Area)

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**EM
POINT**



HOTEL/ SHOWROOM

INDICATIVE 80+ BEDROOMED
HOTEL AND A 15,000 SQ FT
HIGHLY VISIBLE SHOWROOM
BESPOKE DESIGN AND BUILD
SOLUTIONS AVAILABLE



FLOOR AREAS

	sq ft	sq m	parking
HOTEL			
1st to 8th Floors	80+ bedrooms		106
SHOWROOM			
Ground Floor	15,000	1,394	51

(Approximate Gross Internal Area)

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