



EMDC

East Midlands Distribution Centre | DE74 2HL | M1 Junction 24

think**big**

30,000 sq ft (2,787 sq m) **to 300,000 sq ft** (27,870 sq m)

www.cwc-emdc.co.uk

EMDC

East Midlands Distribution Centre

An established 2.5 million sq ft
National Distribution Centre
at the heart of the UK.

Big on logistics

EMDC is a prime Distribution Centre at the heart of the UK with excellent access to regional, national and international markets.

EMDC is a nationally recognised Distribution Park dominated by the one million square foot e-commerce Distribution Centre of Marks and Spencers.

The site is also the home to Moran Logistics who relocated their UK HQ to EMDC and to Birlea Furniture who are one of the fastest growing online furniture providers within the UK.

The evolution of the site is continuing and construction has now started on site on Plot 1 where a unit of 515,000 sq ft (47,844 sq m) is under construction.

Interest is invited in the remainder of the site where units are available in the size range 30,000ft² (2,787m²) to 300,000ft² (27,870m²).



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Big on connectivity

Conceived as a local, regional and national distribution hub, EMDC plugs directly into the UK's transport networks.

KEY FACTS:

- EMDC is accessed from the A50(T) and J24, M1
- The A50 provides M1 / M6 linkage
- The A42 / M42 joins the M1 at J23a
- EMDC offers a central location to Nottingham, Derby and Leicester via the A50 and A453
- The site is two miles North of East Midlands Airport, the UK's second largest freight airport
- The remainder of the site is provided with infrastructure and is ready to go
- 70% of the UK's population can be reached within two hours drive time
- Over 250,000 employees live within commuting distance of EMDC
- The new Castle Donington bypass provides direct access to the A453 / M1 / A42

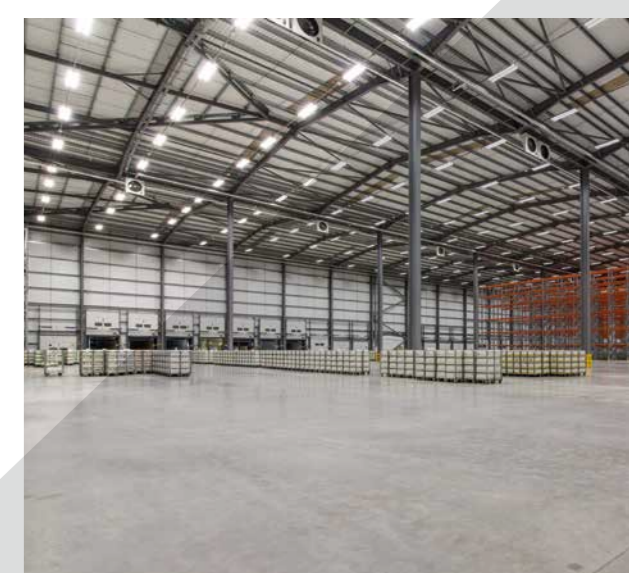
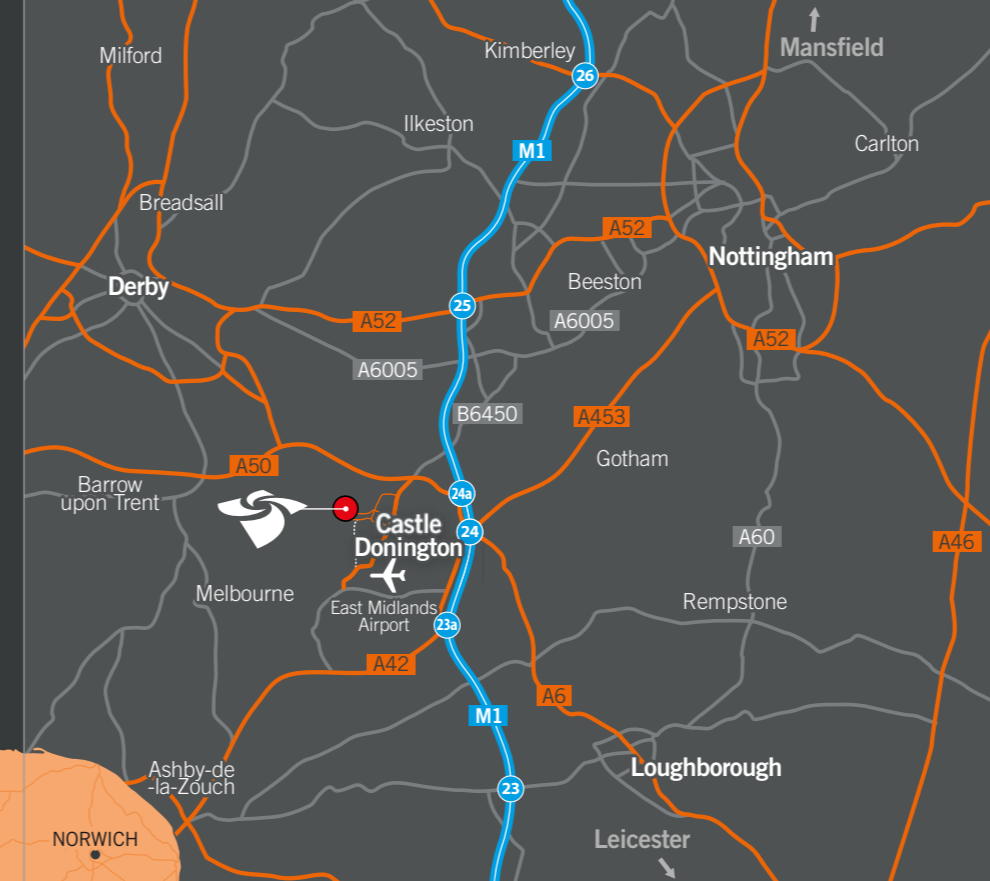
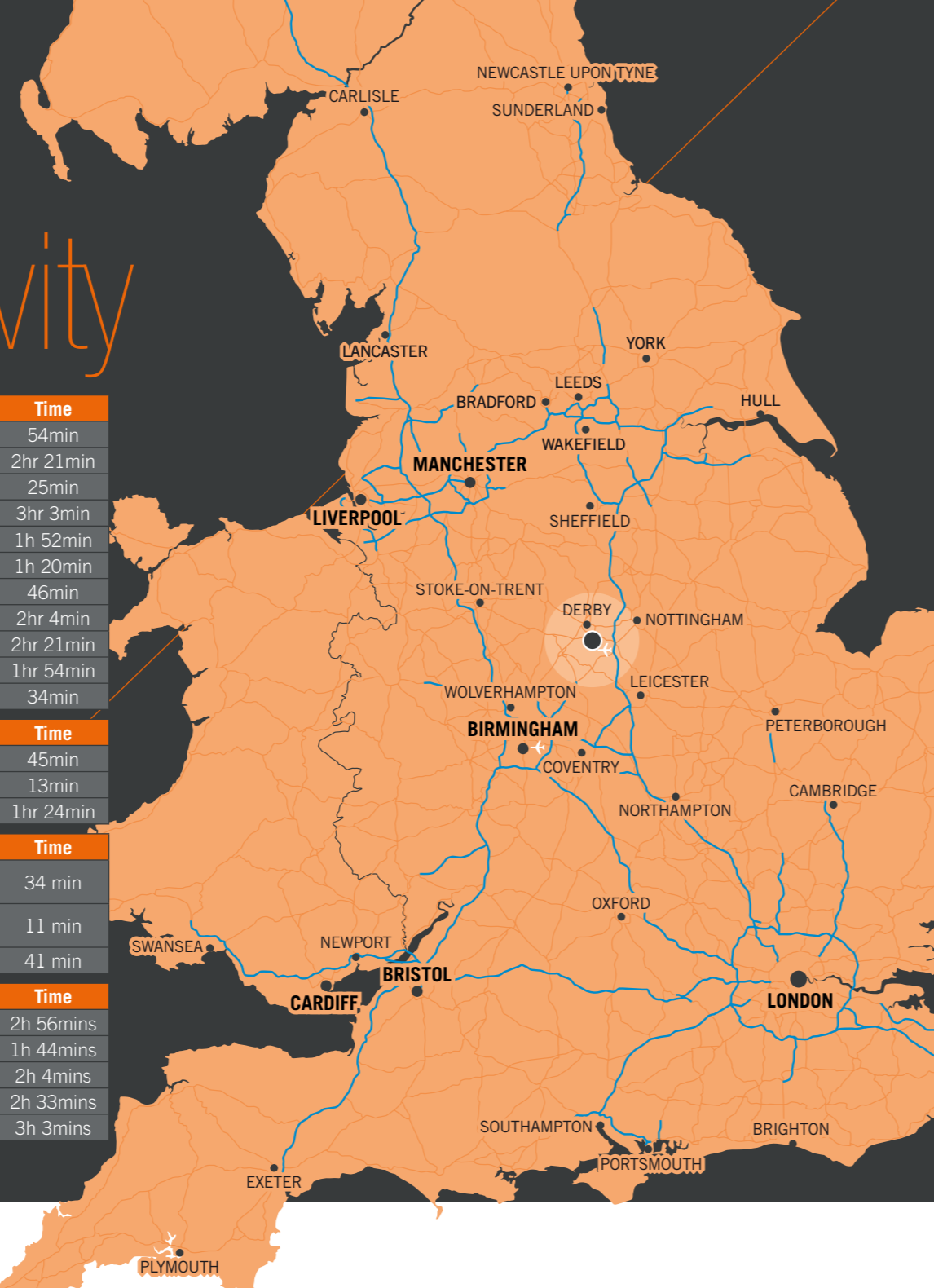
City Access	Miles	Time
Birmingham	41	54min
Bristol	130	2hr 21min
Derby	12	25min
Felixstowe	168	3hr 3min
Hull	101	1h 52min
Leeds	80	1h 20min
Leicester	24	46min
Liverpool	101	2hr 4min
London	120	2hr 21min
Manchester	97	1hr 54min
Nottingham	15	34min

Airport Access	Miles	Time
Birmingham	42	45min
East Midlands	5	13min
Manchester	81	1hr 24min

Rail Freight	Miles	Time
Birch Coppice Tamworth	25	34 min
East Midlands Gateway	4.8	11 min
Hams Hall	32	41 min

Port Access	Miles	Time
Felixstowe	167	2h 56mins
Hull	102	1h 44mins
Liverpool	98	2h 4mins
London Gateway	149	2h 33mins
Southampton	167	3h 3mins

Source: Google Maps



OCCUPIERS ON SITE INCLUDE:



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Big on satisfaction

We are transforming our supplychain operations to make them fit for the future of M&S as a leading international, multi-channel retailer... We're extremely proud of Castle Donington, it's amongst the best of its kind in the world.

Chief Finance Officer at M&S

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

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

Big on flexibility

EMDC has already delivered a range of bespoke units from 15,000 sqft (1,393 sq m) to 1,000,000 sqft (92,902 sq m). The remaining plots can cater for a variety of sizes from 30,000 sqft (2,787 sq m) to 300,000 sqft (27,870 sq m), these are available on a Leasehold or Freehold basis.



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Big on experience

Founded by Charles Clowes in 1964, the CWC Group has flourished over the decades to become one of the largest privately owned property companies in the UK. As an experienced Developer, Land Owner and Landlord, CWC has real depth of experience across the full spectrum of real estate activity. CWC has a world class portfolio of developments in the commercial, residential, leisure, industrial and mixed use sectors across the UK. Over the past year the Group has continued to deliver a number of substantial development deals and it has a healthy pipeline of sites and projects that will span into the next 10 to 15 years.

The Group holds over 3,000 acres of land and 15,000 residential plots in 130 development sites across the country, as well as more than 50 office and business parks and a number of larger mixed use sites. The Group is well placed to meet challenges and opportunities going forward with a balance sheet showing assets in excess of £193 million.

Terms

Buildings are available on freehold or leasehold terms. For further information contact one of the agents.



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Industrial & Distribution / Office / Retail / Mixed Use / Residential / Leisure

