

AVAILABLE NOW

Transit Shed to Let

East Midlands Airport

13,860ft² (1,287.6m²)



Property Services

01332 852921

eastmidlandsairport.com



east midlands airport
Nottingham • Leicester • Derby

Location

East Midlands Airport is centrally located between Nottingham, Derby and Leicester. The site is around three miles from the M1 Junction 24 and the A50 trunk road which links the M1 and M6. As a result of its excellent motorway connections, the Airport is situated within a four-hour truck drive time of 89.5% of England and Wales and is the UK's number one pure cargo Airport.

Description

Building 96A is a part brick and profile clad, steel framed transit shed of approx 13,860ft² (1,287.6m²). (Gross internal area). There are ancillary offices/storage on the ground and first floor of approx 2,658ft² (247m²). The unit also benefits from a yard area of approx 28,739ft² (2,670m²) which includes car parking.

There are 5 roller shutter doors across the Southern elevation and 12 shutter doors on the Eastern elevation of the unit with 2 large roller shutter doors (each 4.61m (h) x 4.25m (w)) on the Northern elevation of the unit.

Rateable Value

Building 96A is separately rated, interested parties should liaise directly with North West Leicestershire District Council with regard to Business Rates enquiries.

Tenure

The unit is available on a Leasehold basis for a term to be negotiated on an full repairing and insuring basis.

Rent

Upon application

Legal

The Tenant to pay the Airports reasonable legal fees in relation to the preparation and completion of any lease documentation.

Viewing & further information

Please contact Jason King or Ben Perry in the Airport's Property Services Team on 01332 852921 to view the accommodation or for an informal discussion.



East Midlands International Airport Limited gives notice for itself and its agents that:-

- i. the letter is set out as a general outline only for the guidance of the intended lessees and do not constitute, not constitute part of, an offer or contract.
- ii. all descriptions, dimensions and necessary permissions for use and occupation, and other details are given without responsibility and any intending lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of East Midlands International Airport Limited or its letting agents has any authority to make or give any representation or warranty whatever in relation to this property.

Unless specified to the contrary, intended parties should note the following:-

1. Information on tenure or tenancies has been provided in good faith. Prospective purchasers/lessees should have this information verified by Solicitors.
2. Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties should verify this information in writing prior to entering into any commitment to purchase or lease.
3. All statements regarding service installations do not warrant the condition or serviceability of the installations referred to and all lessees should undertake independent tests as to the condition of all services and mechanical engineering installations.
4. All new leases to exclude the security of tenure and compensation provisions contained within the Landlord and Tenant Act 1954 (as amended).
5. All rental figures are quoted exclusive of VAT unless expressly state to the contrary

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