KSRE
Chartered Surveyors

TO LET



HIGH QUALITY SELF-CONTAINED OFFICES

5,225 - 10,451 SQ FT

Rent: £20.00 Per Sq Ft

Pembroke House
East Midlands Airport
Beverley Road
Castle Donington
Derby
Leicestershire
DE74 2HN

- High Quality self-contained offices
- Strategically located with excellent M1 motorway accessibility
- Predominantly open plan office accommodation
- Flexible lease terms
- On-site secure car parking

KSRE
Chartered Surveyors

PEMBROKE HOUSE, EAST MIDLANDS AIRPORT, BEVERLEY ROAD, CASTLE DONINGTON, DERBY, LEICESTERSHIRE, DE74 2HN

The Opportunity
High quality self-contained two storey multi-let offices situated on the established and popular Pegasus Business Park.

The 1st floor being available.

Location
The offices are situated on Pegasus Business Park within the boundaries of East Midlands International Airport.

The offices are ideally located to access to the M1 motorway at J.23a/24, offering excellent drive time demographics. Nottingham, Derby and Leicester all being within easy reach.

Local facilities are provided at the nearby BP garage, motorway services and Castle Donington.

There are regular buses, linked to the airport, serving local cities and suburbs with rail services available from East Midlands Parkway.

The wider area includes four modern hotels inc. Premier Inn, Holiday Inn Express, Jurys Inn and Radisson Blu delivering a range of coffee shops, restaurants and gym facilities.

Description
High quality self-contained two storey multi-let offices situated on the established and popular Pegasus Business Park.

The 1st floor being available.

To be refurbished

Specification
The building provides the following specification;

Common recpetion area
Full access raised floors
Suspended ceilings with recessed integral lighting
Comfort cooling
Kitchen/canteen
WC facilities

On-site secure car parking is provided

	Sq Ft	Sq M
Offices	10,451	970.9
TOTAL	**10,451**	**970.9**

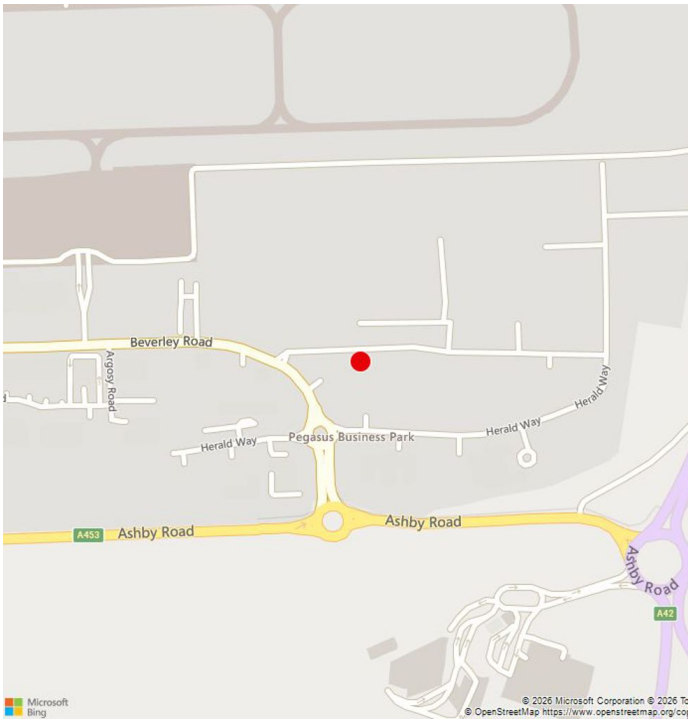
Workforce & Demographics
The location of the offices offers excellent drive time labour demographics with regular bus services, linked to the airport, from surrounding cities and conurbations

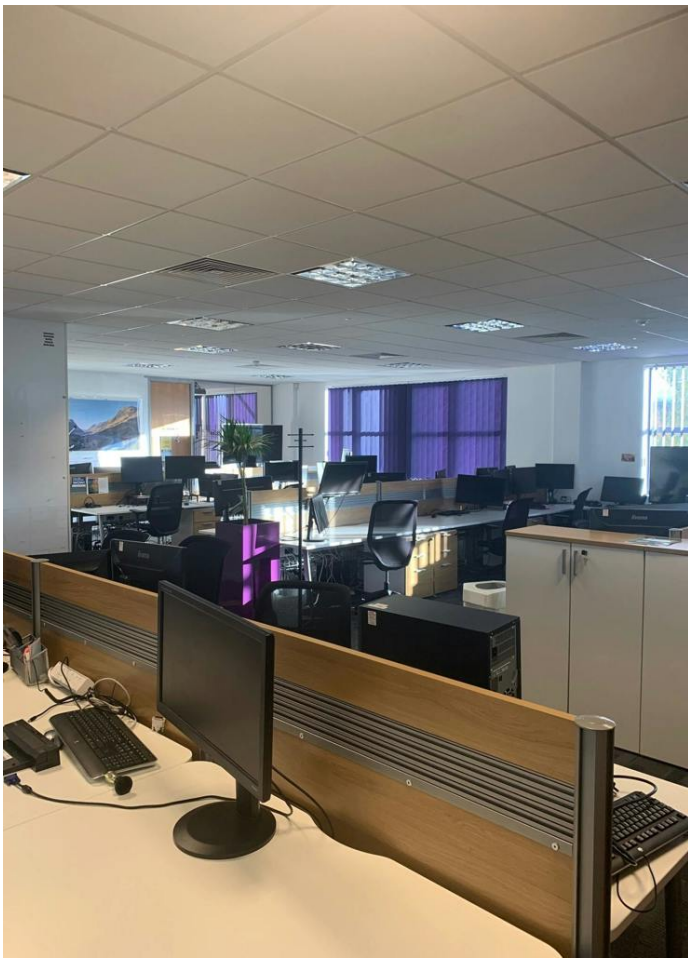
Planning
B1(a)

Tenure
Leasehold

VAT
Applicable

Legal
Each party to bear their own costs





Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. KS Real Estate has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and KS Real Estate have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

KSRE Chartered Surveyors