KSRE
Chartered Surveyors

TO LET



HIGH QUALITY SELF-CONTAINED OFFICE SUITES

208 - 4,060 SQ FT

Rent: On Application

Building 100
East Midlands Airport
100
Castle Donington
Derby
Leicestershire
DE74 2SA

- High Quality office suites
- Strategically located with excellent M1 motorway accessibility J.23a/24 M1
- Predominently open plan office accommodation
- Flexible lease terms
- On-site secure car parking

KSRE
Chartered Surveyors

BUILDING 100, EAST MIDLANDS AIRPORT, 100 , CASTLE DONINGTON, DERBY, LEICESTERSHIRE, DE74 2SA

The Opportunity
High quality self-contained office suites available on flexible terms.

Location
The offices are situated on Beverley Road 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 office suites available on flexible terms.

Specification
The building is accessed via common entrances and offers self-contained suites with common WC and canteen facilities.

In the main the specification includes;

Full access raised floors
Suspended ceilings with recessed integral lighting
Kitchen/canteen
WC facilities

On-site secure car parking is provided

	Sq Ft	Sq M
GF F18	1,460	135.63
GF F22	208	19.32
GF F24/25	828	76.92
1st 24	408	37.9
1st Hub	1,156	107.39
GF 13/14/15	2,341	217.48
TOTAL	**4,060**	**377.17**

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

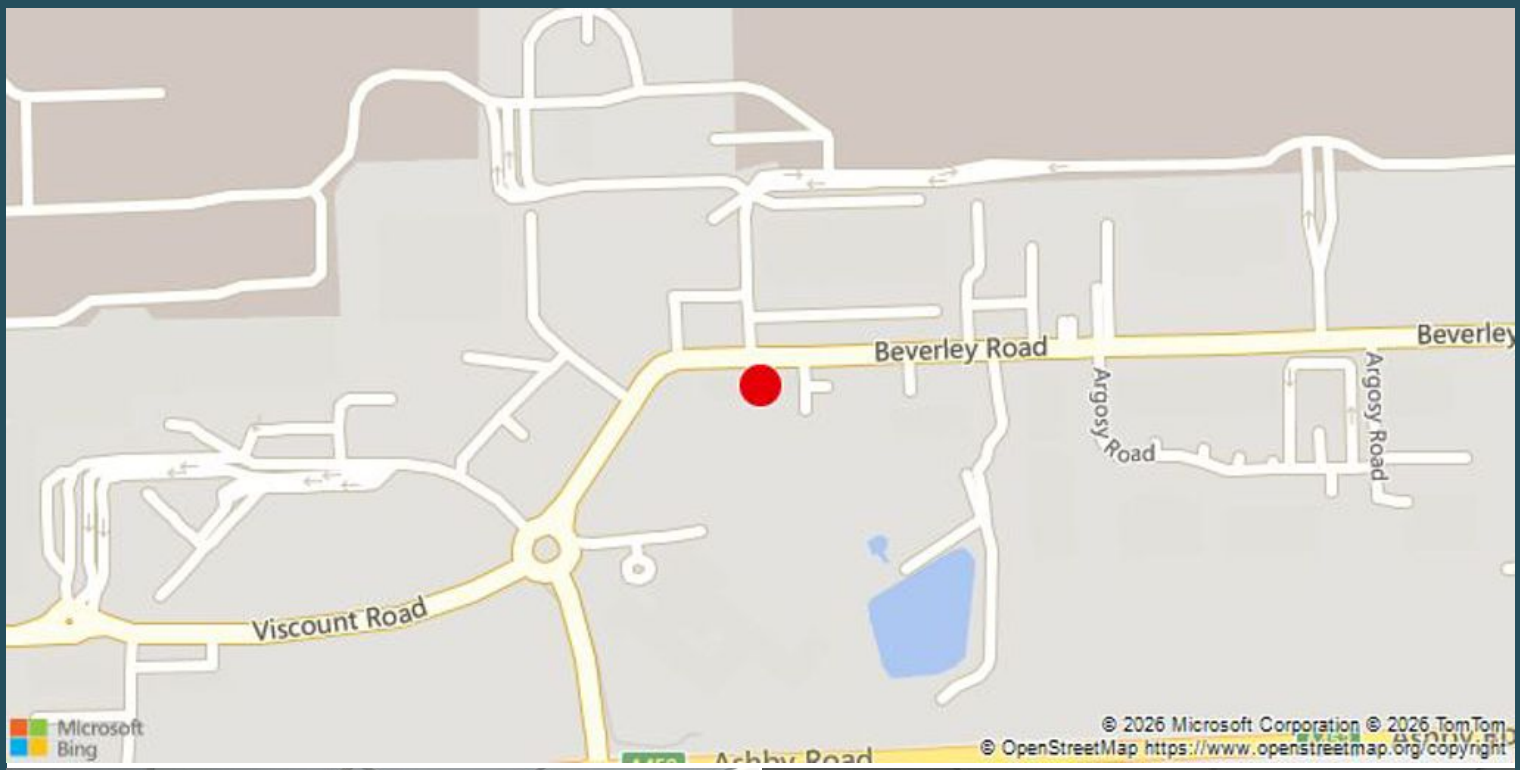
Legal
Each party to bear their own costs

James Keeton
07812 250857
james.keeton@ksre.co.uk

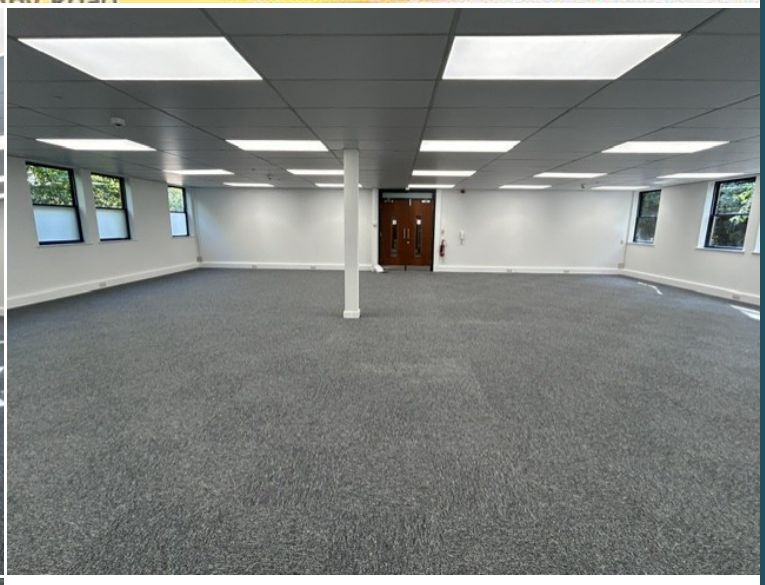
Matthew Smith
07929 004862
matthew.smith@ksre.co.uk

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









KSRE
Chartered Surveyors