



NEWLY REFURBISHED HEADQUARTER STYLE OFFICES

4,296 - 8,591 SQ FT

Rent: On Application

2B Pegasus Business Park
East Midlands Airport
Beverley Road
Castle Donington
Derby
Leicestershire
DE74 2HN

- Prominently located on Pegasus Business Park
- Open plan Grade A office accommodation
- Newly refurbished common areas
- Excellent parking ratio
- Well located with easy access to the M1, A42, A50, M6 and Nottingham city
- East Midlands Parkway rail services 10 mins, East Midlands airport immediately accessible

2B PEGASUS BUSINESS PARK, EAST MIDLANDS AIRPORT, BEVERLEY ROAD, CASTLE DONINGTON, DERBY, LEICESTERSHIRE, DE74 2HN

The Opportunity

Unit 2B Pegasus comprises a headquarter style two storey office building occupying a prominent position on the Business Park. Surrounding occupiers inc. PWC, HSBC, Cooper Parry, National Grid, Regus, Wizu.

The ground floor being the only floor available, with the first floor pre-let, is to undergo full Grade A refurbishment, available Q2, 2027, that will deliver best in class out of town offices, configured in an open plan layout.

The building provides reception area with lift & toilets with a generous parking provision.

Ground floor available in part, or as a whole

Location

The property is located on Pegasus Business Park with the boundaries of East Midlands Airport.

The property is located within quick and easy access of the M1 motorway, accessed from both J23A and J24, the former connecting to the A42 and onwards to the M6 and the latter connecting to the A453/Nottingham city and A50/M6.

Mainline rail connections are available via the nearby East Midlands Parkway, 10 minutes, with East Midlands Airport on the doorstep.

Hotel provision inc. Radisson Blu, Premier Inn & Holiday Inn Express.

Description

Unit 2B Pegasus comprises a headquarter style two storey office building.

The ground floor is available and to undergo full Grade A refurbishment, available Q2, 2027. This will deliver best in class out of town offices, configured in an open plan layout.

The building provides reception area with lift & toilets with a generous parking provision.

Specification

The offices are to undergo a full Grade A refurbishment, due for completion Q2, 2027, providing the following specification;

Grade A open plan offices
Raised floors
Suspended ceilings
LED lighting
New M&E - comfort cooling
Refurbished reception, toilets & common areas

35 car parking spaces for the ground floor

A full specification can be provided

	Sq Ft	Sq M
Ground Floor	8,591	798.1
TOTAL	8,591	798.1

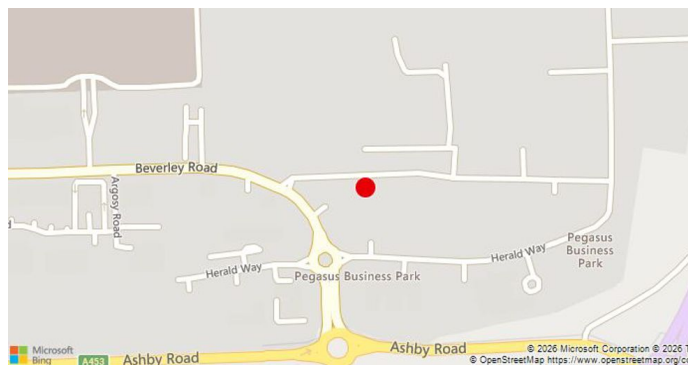
Workforce & Demographics
Excellent drive time demographics

Planning
Offices

Tenure
New FRI lease

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