

EM POINT

EAST MIDLANDS
DE74 2TN

Brand new high quality innovation and
employment space from 7,500 to 60,000 sq ft
immediately adjacent to the M1 Motorway

Make Your Business Fly

TO LET

Available from Q1 2027

em-point.co.uk

LITTON

Location & Demographics

EM Point is positioned in one of the most connected business locations overlooking the M1 (Junction 23A/24) and is within the heart of the Leicester, Nottingham, and Derby Triangle. East Midlands Airport is adjacent and within walking distance.

Rail and bus links are easily accessible which makes it a convenient location for both staff members and visitors.



Click here for
Google maps link



what3words link:
intervals.unit.arrow



EM Point occupies a highly visible site that runs adjacent to the M1 motorway and is accessible from both Junction 24 and 23a. It also benefits from a further network of road links, being close to the A42 to Birmingham City Centre, the A50 to Stoke and the A453 to Nottingham.



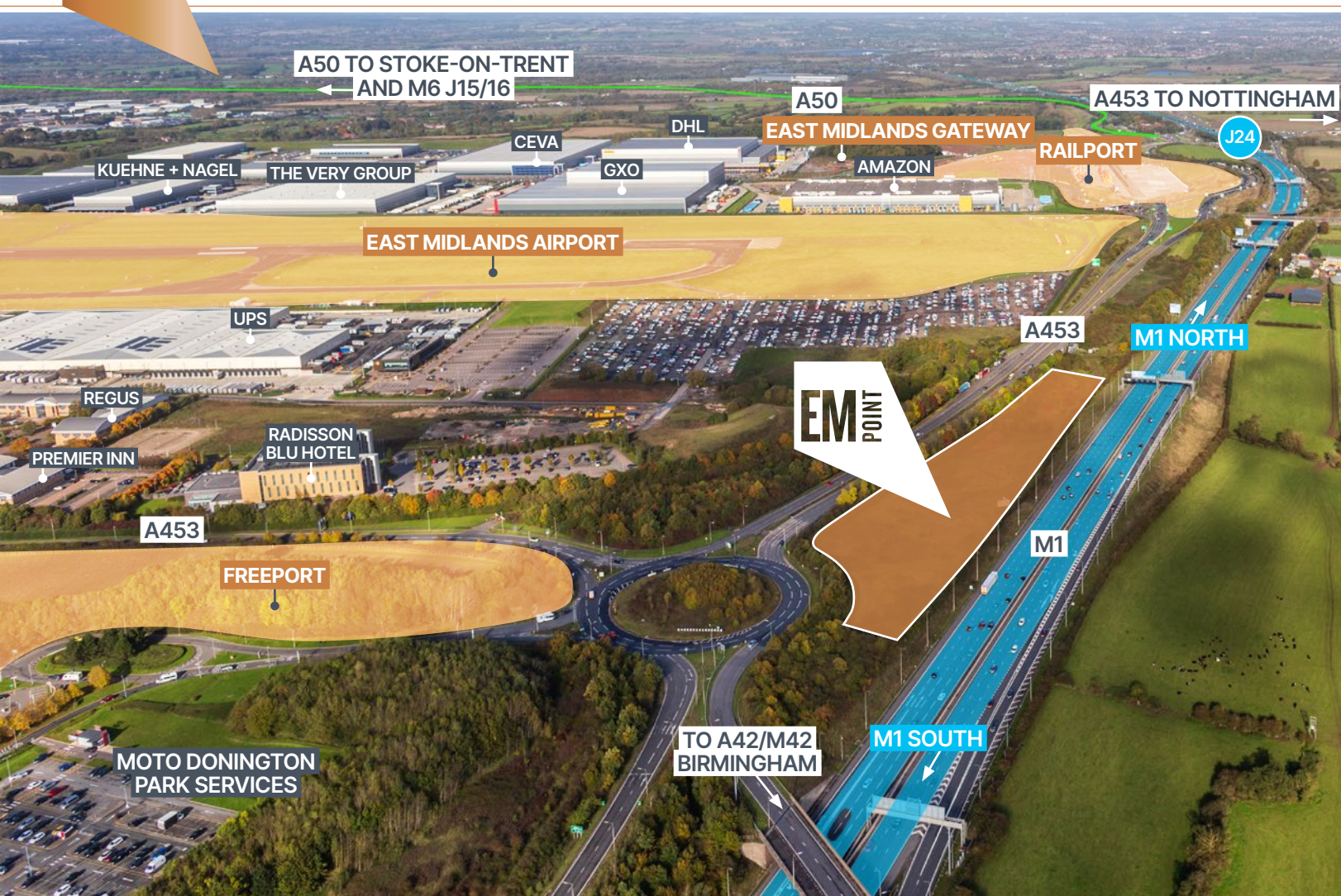
The nearest main line railway station is East Midlands Parkway (4.2 miles) which is only a 15 minute commute via the Skylink bus network.



EM Point benefits from being within walking distance of bus stops via dedicated foot and cycle paths. Nottingham, Leicester, Derby and Loughborough are easily accessible via the Skylink bus network, operating 24 hours a day, seven days a week providing access to the skilled local workforce.



East Midlands Airport connects over 4.2 million passengers to over 90 global destinations every year. The airport is home to the UK's largest dedicated air cargo operation, handling 1,000 tonnes of goods a day, with 24-hour operations and no runway slot restrictions. It is a hub for DHL, UPS, FedEx, Royal Mail and Amazon.



Surrounding occupiers include:



90% of the UK population can be reached from EM Point within 4 hours.

M1

Approximately 136,400 vehicles pass EM Point everyday equating to 49,786,000 each year.



Airport

Handling over 4.2 million passengers and 46,730 aircraft movements each year.



Freight

Britain's busiest dedicated air-freight hub, handling 1,000 tonnes of goods a day and facilitating c.£40bn of trade to and from the UK and £11bn of non-EU imports and exports each year.



Freeport

Forecast to create 60,000 jobs in the region over the next 30 years and deliver £8.4 billion net additional gross added value to the UK economy.



Railport

Handling 10,000 shipping containers, with trains to ports including Felixstowe, London Gateway, Southampton and Liverpool.



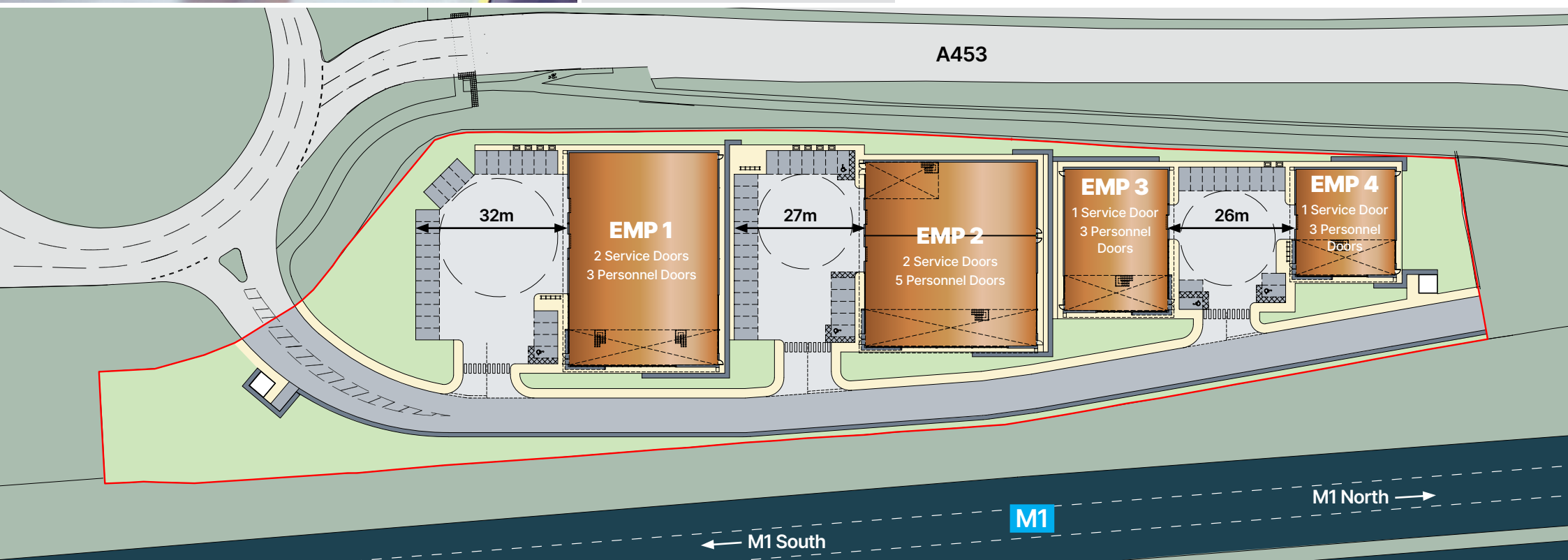


Accommodation

The available units provide the following Gross Internal Areas (GIA) up to:

Unit	Ground Floor		Mezzanine		Total	
	Sq ft	Sqm	Sq ft	Sqm	Sq ft	Sqm
1	15,000	1,393.5	7,500	696.8	22,500	2,090.3
2	15,000	1,393.5	7,500	696.8	22,500	2,090.3
3	7,000	650.3	3,500	325.2	10,500	975.5
4	5,000	464.5	2,500	232.3	7,500	696.8

*All available space areas can be tailored to suit occupier requirements



Description

EM Point is a prominent industrial innovation development located in Castle Donington on a prestigious 3.9-acre site immediately adjacent to the M1 Motorway, offering four high quality industrial units from 7,500 to 60,000 sq ft, all of which benefit from an extensive number of parking spaces.

The buildings offer modern flexible warehouse, office, and industrial space whilst incorporating energy-efficient systems and eco-friendly materials. Units will be available from Q2 2026 on a leasehold basis.

Specification

- Targeted EPC 'A' / BREEAM 'Excellent'
- Hi-Speed Fibre
- LED Lighting
- 26m+ Yard Depths
- Communal Open-Green Spaces
- Cycle Racks
- W/C And Kitchenette Facilities
- Connection To All Mains Services



**8M Eaves
Minimum
Height**



**37.5kN/M²
Minimum Live
Loading**



**EV
Charging**



**1MVA
Power Available**



**BREEAM
Targeted
'Excellent'**



**Turnkey Fit-out
Available by
Arrangement**



**Excellent
Car Parking
Provisions
(1:632)**



**Units and Yards
Can be Configured
Bespoke to Occupier
Requirements**



EM
POINT

Terms

The premises will be available to lease by way of new leases directly from the landlord on terms to be agreed.

Want To Know More?

**0115 901 5150**

cushmanwakefield.co.uk

**INNES
ENGLAND**
MAKE A GREAT DECISION**Dominic Towler**dominic.towler@cushwake.com
07387 259 958**Nick Hosking**nhosking@innes-england.com
07855 423 458**Nick Empson**nick.empson@cushwake.com
07721 816 907**Craig Straw**cstraw@innes-england.com
07967 680 964

A development by

LITTON

Cushman & Wakefield and Innes England notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2025 Created by CARVE carve-design.co.uk 16541/10