



Stud Brook

BUSINESS PARK

M1 | ADJOINING EAST MIDLANDS AIRPORT

WELSTED ROAD | CASTLE DONINGTON | DE74 2PR

**New trade counter / warehouse /
industrial unit**

Plot 1f

3,237 sq ft (300 sq m)

AVAILABLE NOW

TO LET



CLICK TO VIEW VIDEO



Glazed
entranceway



Full height
rollershutter doors

Sainsbury's



STARBUCKS



Description

New trade counter/industrial/warehouse units located in the sought after Stud Brook Business Park offering:

- Excellent yard and car parking.
- 4m eaves rising to 6m.
- Shared loading yard.
- 3 phase power and gas to each unit.
- Steel frame construction.
- Steel profiled clad elevations and roof.
- EV charging points.

Starbucks and Sainsbury's fully operational at Stud Brook Business Park.

Unit	sq ft	sq m
1a	Starbucks	Starbucks
1b	4,645	432
1c	LET	LET
1d	LET	LET
1e	4,619	429
1f	3,237	300



Overview

Equidistant to Nottingham, Derby and Leicester and directly accessed from the Castle Donington Bypass which links the A50 to the A453 and J23a/J24 of the M1.

Highly prominent scheme fronting Castle Donington Bypass.

Location

Set into its regional context the intersection of the M1, A42 and A50 provides access to all parts of the UK with approximately 80% of the UK's working population understood to be within a two hour drive.

There are 40,400 houses and a population of 93,600 within a five-mile radius of the business park.

City/Town	Miles	Minutes
Nottingham	16	27
Derby	12	19
Leicester	25	33
Loughborough	10	23

Lease terms

New leases available.

EPC

The units have an EPC rating in band A.

Rent

On application.

VAT

VAT is chargeable on rent and service charge.

Legal Costs

Each party to the transaction will bear their own legal costs.

Service Charge

An estate charge will be levied in respect of the upkeep and maintenance of common areas.

Business Rates

The properties will be assessed for rating purposes once construction is complete.



Further Information

Please contact the joint agents:



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ESG – A sustainable development

A responsibility to future generations

Our Ambition.

To build a lasting legacy of strong, sustainable places that will enable future generations to prosper.

Here at Clowes, we are fervent believers that sustainability is more than just a box to be ticked. Whether through property development, land development or contaminated land reclamation, the construction industry has a major responsibility to develop sustainably. In designing and delivering our developments, we do all we can to bring a balanced approach to sustainability. Wherever possible, we make sure we're accountable environmentally, socially and economically. That way, we can play our part in ensuring a better quality of life for everyone – now and for generations to come.

Our building's insulation performs up to **50% better** than Building Regs. require

Environment.

Our commitment to sustainability goes far beyond commercial property development and the design and construction of buildings.

We investigate the site's history and surroundings, explore how we can enhance its natural elements – including the landscaped area around our buildings – and consider the immediate environment wherever possible. Experience and a sharp awareness of our responsibility has shown us many ways and opportunities to contribute to the health of the wider environment, from improving the ecology of the site to creating new amenities for local people.

Efficiency of our buildings.

We carefully consider all measures to mitigate and improve the overall efficiency of our buildings.

- U-values are significantly better than building regulations expect.
- Air leakage statistics are half the value building regulations calls for.
- Internal M&E strategy considers energy efficiency, using effective condensing units to provide heating & cooling facilities.
- LED lighting and PIR sensors improve the overall energy output of the buildings.
- We strive for an EPC rating of 'A' for all our builds.
- Stud Brook Business Park industrial units will achieve BREEAM 'very good'.

These are all considerations made as standard to ensure our buildings have a significantly lower carbon footprint than may otherwise be possible.

