

**MATHER
JAMIE**
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**7 EMDC
Arundel Avenue
Castle Donington
DE74 2HJ**

**FOR SALE
£1,500,000**



High Quality, Detached HQ Office

807 sq m (8,693 sq ft)

7 EMDC, Arundel Avenue, Castle Donington, DE74 2HJ

DESCRIPTION

The property comprises a modern detached two-storey office premises fitted to a good standard, in a self-contained site of approximately 0.89 acres, offering opportunity for expansion of either additional car parking/open storage yard or additional construction.

The ground floor benefits from:

- Reception/lobby/atrium
- Lift and stairs to first floor
- Large open plan office
- Private meeting rooms
- Two board rooms which are interconnectable
- Kitchen/breakout area
- Male, female and disabled WCs

The first floor offers:

- Large open plan office
- Breakout/lobby area
- Private meeting rooms
- Kitchen
- WCs

Externally the current configuration of the site provides parking for 48 cars, including 2 disabled spaces and 4 electric charging points, as well as a grasscrete area that can accommodate 4 cars.

There is also 0.34 acres of potential expansion land. This could be developed for a variety of uses including buildings, self contained stores, etc subject to planning. The area is currently used as a rest area.



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ACCOMMODATION

| | | |
|------------------|-----------------|----------------------|
| Ground Floor | 403 sq m | (4,334 sq ft) |
| First Floor | 404 sq m | (4,359 sq ft) |
| Total NIA | 807 sq m | (8,693 sq ft) |

TENURE

The property is available freehold with vacant possession.

PRICE

£1,500,000 (one million five hundred thousand pounds).

VAT

VAT will be charged on the sale price.

BUSINESS RATES

Local Authority: North West Leicestershire
Period: 2025/2026
Rateable Value: £96,500



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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 26 within Band B. The EPC is valid until 18 November 2029.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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LOCATION

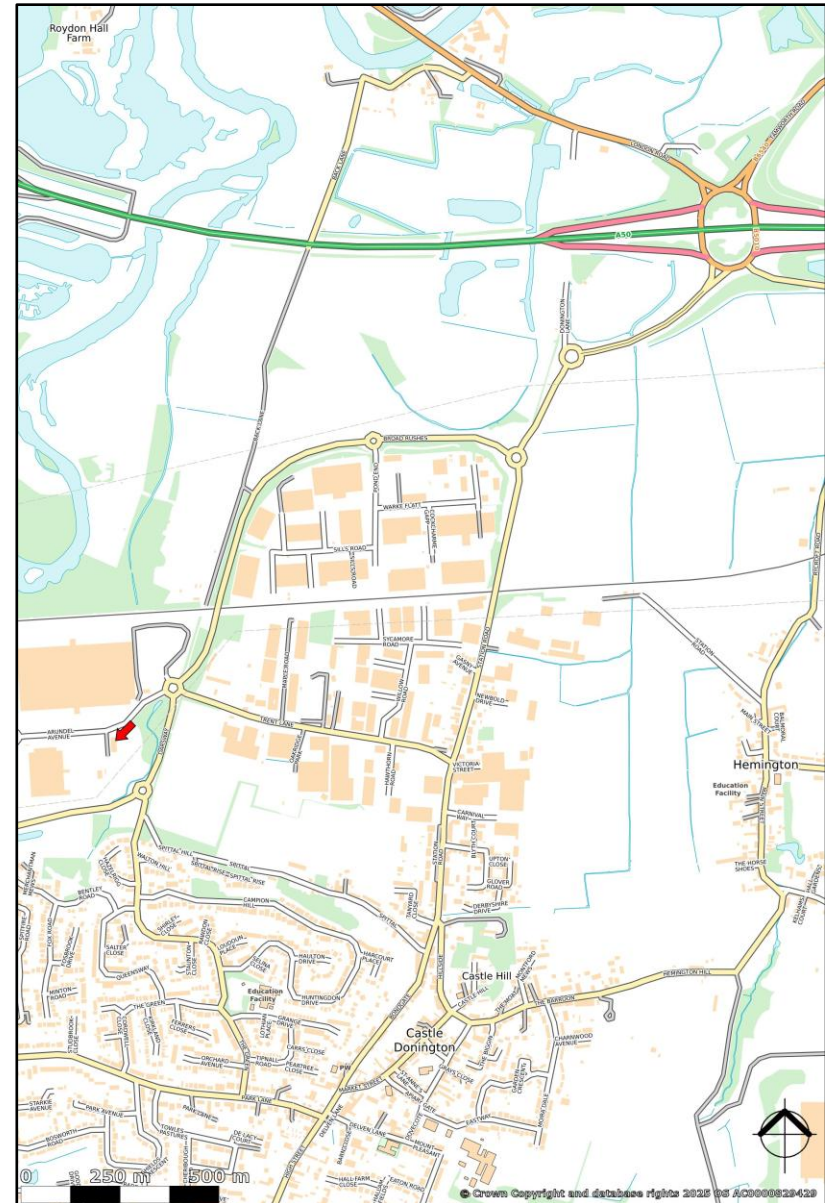
The office occupies a prominent position on Arundel Avenue within EMDC, an established distribution/industrial park to the north side of Castle Donington, having superb road links to:

- A50 Derby southern bypass (approximately 1.3 miles to the north)
- Junction 24A of the M1 motorway (approximately 2.7 miles to the east)
- East Midlands Airport (approximately 4.5 miles to the south)
- Derby City Centre – 10 miles north
- Nottingham City Centre – 14 miles north-east
- Leicester City Centre – 23 miles south



what3words:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations