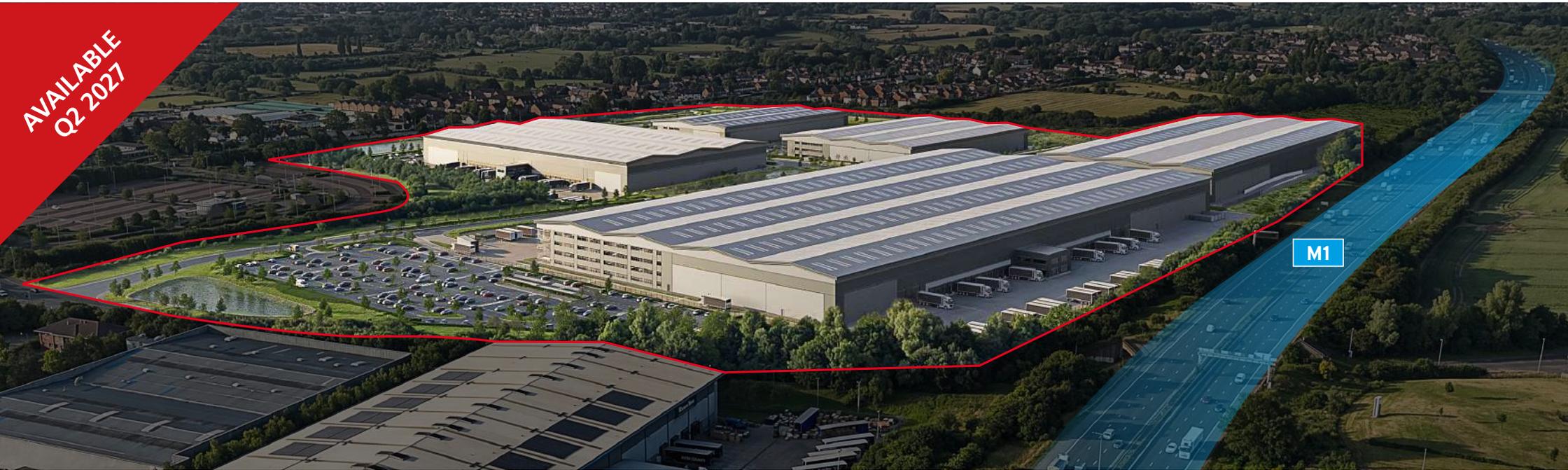


AVAILABLE
Q2 2027



New Golden Triangle Distribution Park

Five new buildings 90,000 - 500,000 sq ft **TO LET**

- Prominent position, visible from the M1
- 89,000 vehicles pass every day
- 85% of the UK's population within a 4 hour drive
- 1.2m sq ft consented
- 1 mile to M1 / M69
- Adjacent to Enderby Park & Ride

LEICESTER

leicester logistics park

ST JOHNS ■ ENDERBY ■ LEICESTERSHIRE ■ LE19 2AB

LOCAL AMENITIES

TESCO
Hilton
MARRIOTT
Sainsbury's
McDonald's
Premier Inn
ASDA
Travelodge
Starbucks
fosepark
Zizzi
GREGGS



Computer Generated Image

LEICESTER

LEICESTER LOGISTICS PARK

A major new logistics and distribution park in the heart of the Midlands.

Five high specification units ranging from 90,000 to 500,000 sq ft, designed to the latest ESG standards including BREEAM Outstanding and EPC A targets.

Set within 82 acres of landscaped grounds, the buildings will benefit from maximum operational efficiency with outstanding connectivity, just one mile from J21 of the M1 and J3 of the M69.



ACCESS TO SKILLED AND AVAILABLE LABOUR FORCE



LEICESTER SITS AT THE HEART OF THE UK'S **GOLDEN TRIANGLE** OF LOGISTICS



£14M INVESTMENT TARGETED AT M1 JUNCTION 21



leicester logistics park

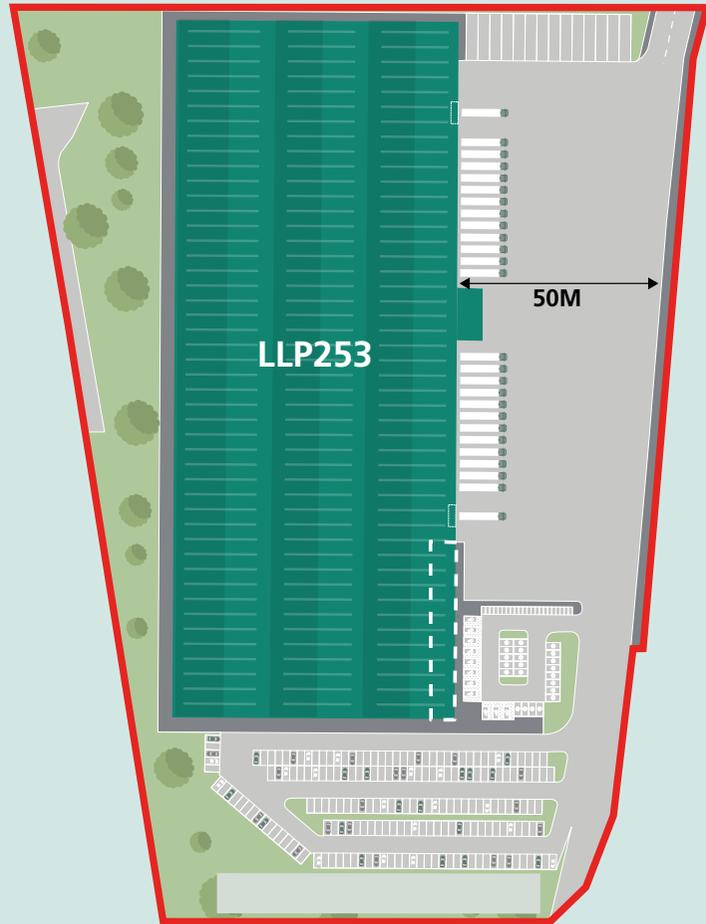
ST JOHNS ■ ENDERBY ■ LEICESTERSHIRE ■ LE19 2AB



| | Approx GIA | |
|---------------|----------------|---------------|
| LLP500 | SQ FT | SQ M |
| Warehouse | 465,630 | 43,258 |
| Office | 24,120 | 2,241 |
| Transport Hub | 10,000 | 929 |
| Gatehouse | 250 | 23 |
| Total | 500,000 | 46,451 |

- 56 DOCK LEVEL DOORS
- 8 LEVEL ACCESS DOORS
- TWO 50M SECURE YARDS
- 15M MINIMUM CLEAR HEIGHT
- 3 MVA POWER SUPPLY
- 529 CAR PARKING SPACES
- 60 HGV PARKING SPACES
- 360 DEGREES HGV CIRCULATION

LEICESTER



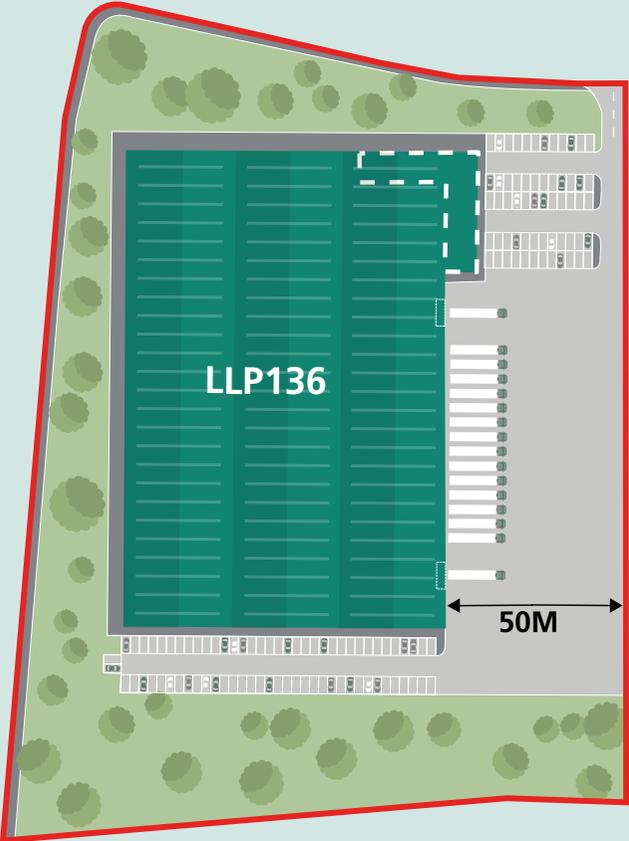
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| LLP253 | Approx GIA | |
|---------------|----------------|---------------|
| | SQ FT | SQ M |
| Warehouse | 239,850 | 22,283 |
| Office | 10,160 | 944 |
| Transport Hub | 2,740 | 255 |
| Gatehouse | 250 | 23 |
| Total | 253,000 | 23,505 |

- 24 DOCK LEVEL DOORS
- 2 LEVEL ACCESS DOORS
- 50M SECURE YARD
- 12.5M MINIMUM CLEAR HEIGHT
- 1 MVA POWER SUPPLY
- 228 CAR PARKING SPACES
- 26 HGV PARKING SPACES
- EV CHARGERS

leicester logistics park

ST JOHNS ■ ENDERBY ■ LEICESTERSHIRE ■ LE19 2AB



| | Approx GIA | |
|--------------|----------------|---------------|
| LLP136 | SQ FT | SQ M |
| Warehouse | 126,390 | 11,742 |
| Office | 9,610 | 892 |
| Total | 136,000 | 12,634 |


14 DOCK
LEVEL DOORS


2 LEVEL ACCESS
DOORS


50M
SECURE YARD


12.5M MINIMUM
CLEAR HEIGHT

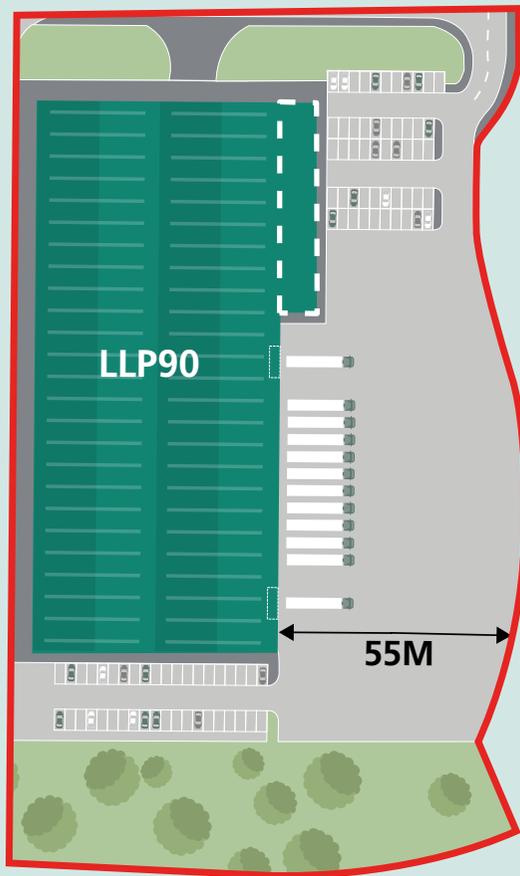

500 KVA
POWER SUPPLY


132 CAR
PARKING SPACES


16 HGV
PARKING SPACES


EV
CHARGERS

LEICESTER



Computer Generated Image

| | Approx GIA | |
|--------------|---------------|---------------|
| LLP90 | SQ FT | SQ M |
| Warehouse | 82,200 | 43,258 |
| Office | 7,800 | 3,193 |
| Total | 90,000 | 46,451 |

24 DOCK
LEVEL DOORS

2 LEVEL ACCESS
DOORS

50M
SECURE YARD

12.5 MINIMUM
CLEAR HEIGHT

1 MVA
POWER SUPPLY

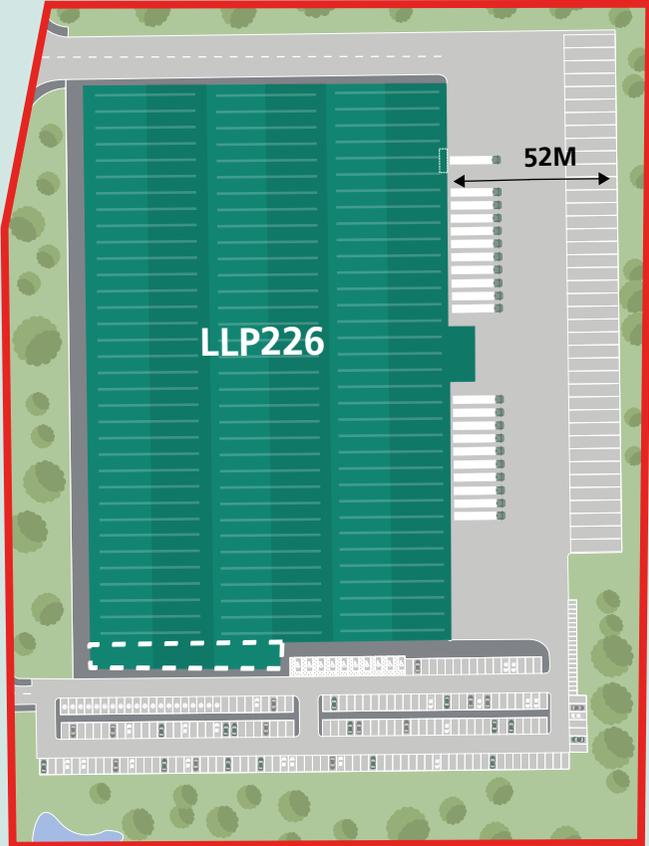
90 CAR
PARKING SPACES

12 HGV
PARKING SPACES

EV
CHARGERS

leicester logistics park

ST JOHNS ■ ENDERBY ■ LEICESTERSHIRE ■ LE19 2AB



| | Approx GIA | |
|--------------|----------------|---------------|
| LLP226 | SQ FT | SQ M |
| Warehouse | 212,631 | 19,754 |
| Office | 13,369 | 1,242 |
| Total | 226,000 | 20,996 |

- 20 DOCK LEVEL DOORS
- 1 LEVEL ACCESS DOOR
- 52M SECURE YARD
- 15M MINIMUM CLEAR HEIGHT
- 1 MVA POWER SUPPLY
- 214 CAR PARKING SPACES
- 22 HGV PARKING SPACES
- EV CHARGERS

LEICESTER

POPULATION AND DEMOGRAPHICS

Leicester Logistics Park offers access to a vibrant and diverse local workforce, ensuring businesses can easily recruit skilled individuals. Excellent transport links and proximity to surrounding communities facilitate convenient commutes and a positive work-life balance for employees.



406,000 LOCAL POPULATION
(LEICESTER AND SURROUNDING AREA)



4.3 MILLION WORKING AGE PEOPLE WITHIN 60 MINUTES



ADJACENT TO ENDERBY PARK & RIDE, ENHANCING **PUBLIC TRANSPORT ACCESS**



LEICESTER CITY CENTRE **4 MILES** AWAY, BIRMINGHAM **35 MILES**, LONDON **100 MILES**



£107 BILLION REGIONAL ECONOMY GROWTH IN LAST 5 YEARS



MEDIAN WEEKLY WAGE LOWER THAN UK AVERAGE, SUPPORTING **COMPETITIVE OPERATING COSTS**



OUTSTANDING ROAD CONNECTIVITY: **M1, M69, M6, A5** WITHIN EASY REACH



ACCESS TO SKILLED AND AVAILABLE LABOUR FORCE



89,000 VEHICLES PASS EVERY DAY

leicester logistics park

ST JOHNS ■ ENDERBY ■ LEICESTERSHIRE ■ LE19 2AB



SUSTAINABILITY AT THE CORE OF EVERY BUILDING

Leicester Logistics Park is designed to meet the highest environmental and operational standards, setting a new benchmark for sustainable industrial development in the Midlands. Every unit is built with cutting-edge low-carbon technologies, enabling occupiers to reduce energy costs and meet corporate sustainability goals.



EV CHARGING POINTS FOR CARS AND HGVS



SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS)



LED LIGHTING AND SMART BUILDING CONTROLS



ENHANCED INSULATION AND AIRTIGHTNESS



TARGETING EPC A



TARGETING BREEAM 'OUTSTANDING'

ROOF MOUNTED SOLAR PV ARRAYS



LANDSCAPED GREEN BUFFERS AND BIODIVERSITY PLANTING



LEICESTER

COMMUNICATIONS

| Road | Distance | Time |
|--------|----------|---------|
| M1 J21 | 1 mile | 3 mins |
| M69 J3 | 1 mile | 3 mins |
| M6 J1 | 16 miles | 22 mins |

| Port | Distance | Time |
|----------------|-----------|--------------|
| Hull | 118 miles | 2 hr 6 mins |
| Immingham | 119 miles | 2 hr 7 mins |
| London Gateway | 126 miles | 2 hr 20 mins |
| Felixstowe | 146 miles | 2 hr 26 mins |
| Harwich | 154 miles | 2 hr 51 mins |

| Location | Distance | Time |
|-----------------------|-----------|---------|
| Leicester City Centre | 4 miles | 12 mins |
| Coventry | 24 miles | 35 mins |
| Birmingham | 35 miles | 45 mins |
| London | 100 miles | 2 hrs |

| Airport | Distance | Time |
|------------------|-----------|--------------|
| East Midlands | 22 miles | 30 mins |
| Birmingham | 33 miles | 40 mins |
| Manchester | 99 miles | 1 hr 58 mins |
| Leeds / Bradford | 107 miles | 2 hr 18 mins |



85% OF THE UK'S POPULATION WITHIN A 4 HOUR DRIVE TIME



PROMINENT POSITION VISIBLE FROM THE M1



leicester logistics park

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LOCATION

Leicester Logistics Park offers unrivalled connectivity, sitting just one mile from Junction 21 of the M1 and Junction 3 of the M69. From this strategic position in the UK's Golden Triangle, occupiers benefit from fast and efficient access to national and regional road networks, major cities, ports, and airports.

ENDERBY PARK & RIDE

Enderby Park and Ride is conveniently located immediately next to Leicester logistics park. Bus services run every 15 minutes, to and from Leicester city centre, Monday to Saturday, 7am to 7pm. Bus routes X84 and 50, Leicester to Rugby and Narborough, run along St Johns.



FURTHER INFORMATION

Is available through our joint agents and our website: leicesterlogisticspark.com

TERMS

All units are available on new FRI leases on terms to be agreed.

PLANNING

Use Classes B2, B8 and E(g)ii and E(g)iii.

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