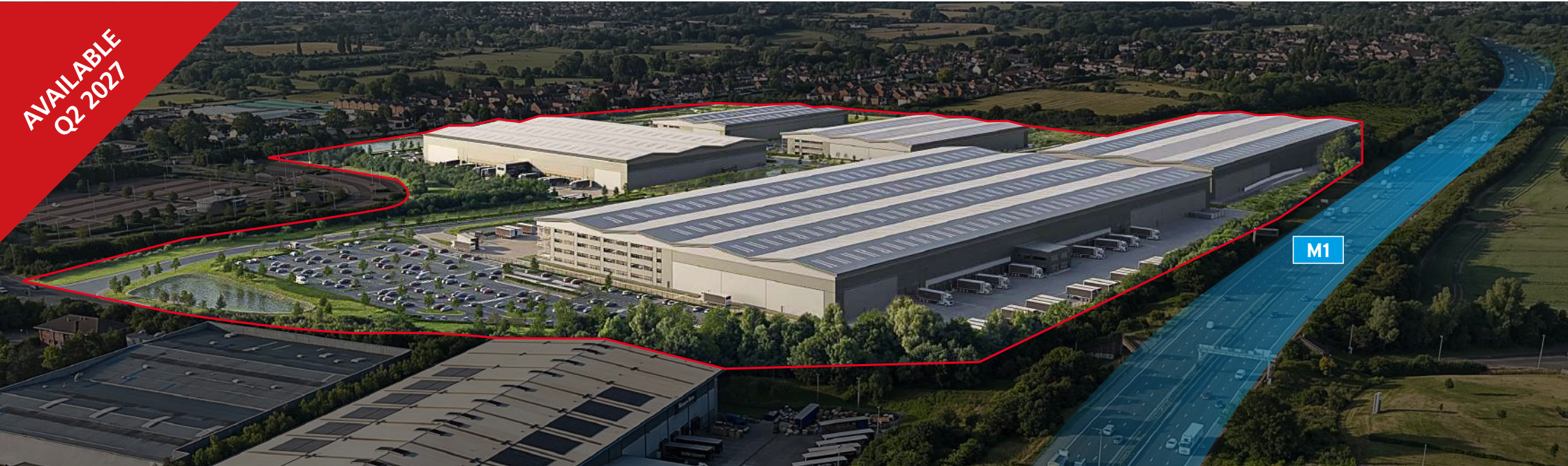


AVAILABLE  
Q2 2027



## 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




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

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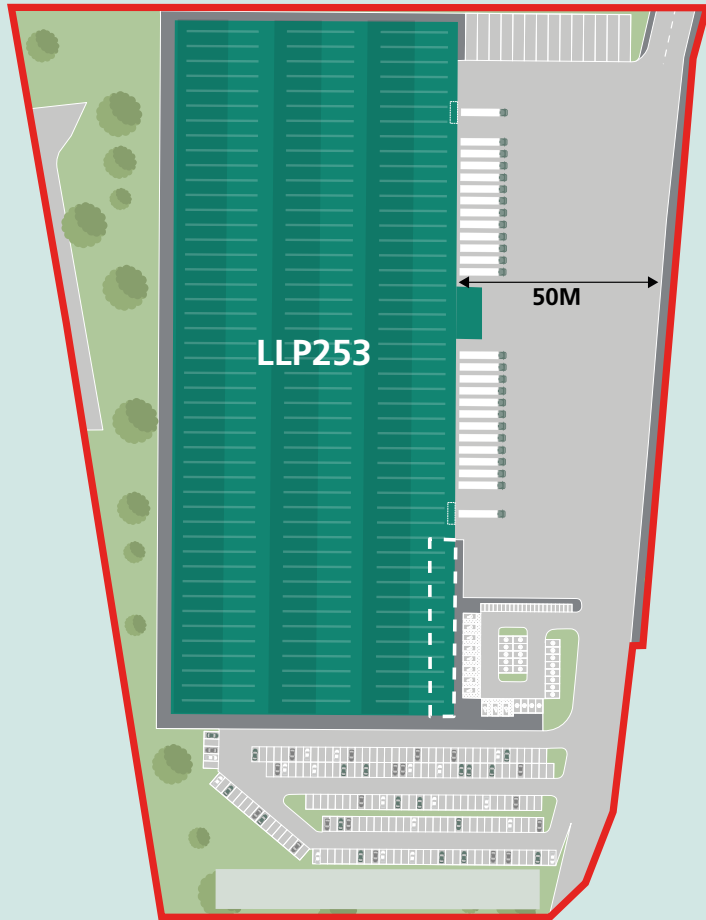


Computer Generated Image

	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
<b>Total</b>	<b>500,000</b>	<b>46,451</b>

- 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

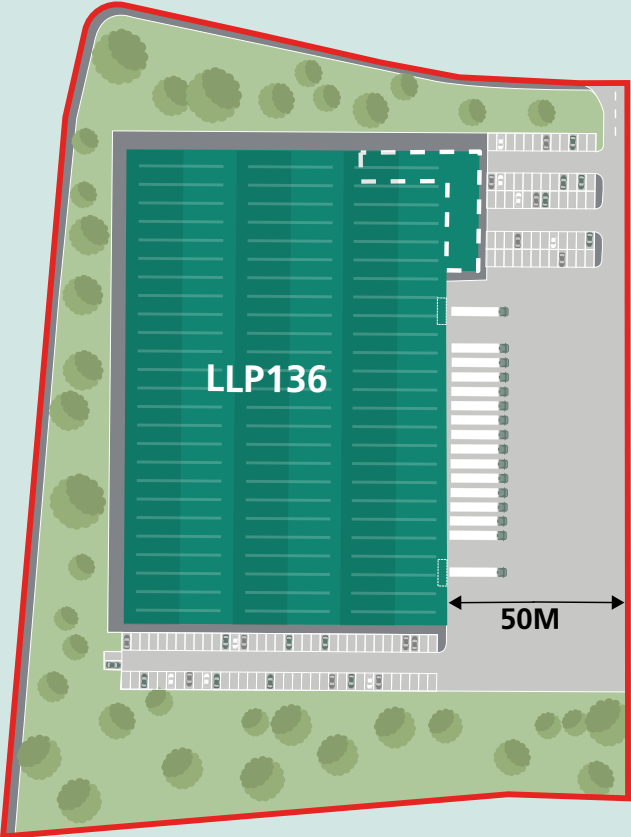


LLP253	Approx GIA	
	SQ FT	SQ M
Warehouse	239,850	22,283
Office	10,160	944
Transport Hub	2,740	255
Gatehouse	250	23
<b>Total</b>	<b>253,000</b>	<b>23,505</b>

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

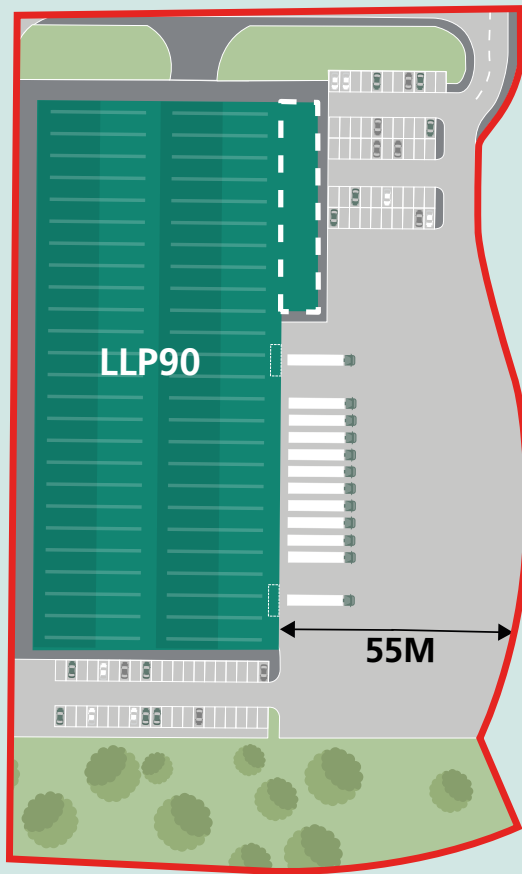
ST JOHNS ■ ENDERBY ■ LEICESTERSHIRE ■ LE19 2AB



	Approx GIA	
LLP136	SQ FT	SQ M
Warehouse	126,390	11,742
Office	9,610	892
<b>Total</b>	<b>136,000</b>	<b>12,634</b>

- 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	7,636
Office	7,800	725
<b>Total</b>	<b>90,000</b>	<b>8,361</b>

10 DOCK  
LEVEL DOORS

2 LEVEL ACCESS  
DOORS

50M  
SECURE YARD

12.5 MINIMUM  
CLEAR HEIGHT

1 MVA  
POWER SUPPLY

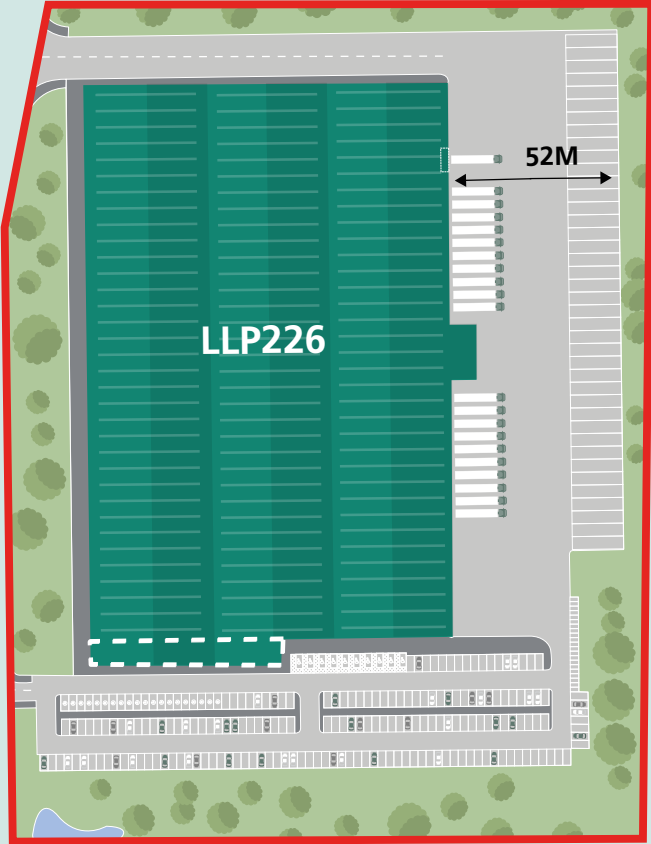
90 CAR  
PARKING SPACES

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
<b>Total</b>	<b>226,000</b>	<b>20,996</b>

- 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

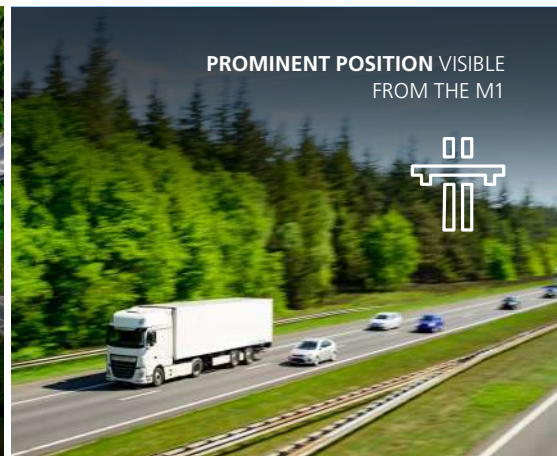
Port	Distance	Time
Hull	118 miles	2 hr 6 mins
Immingham	119 miles	2 hr 7 mins
London Gateway	126 miles	2 hr 20 mins
Felixstowe	146 miles	2 hr 26 mins
Harwich	154 miles	2 hr 51 mins

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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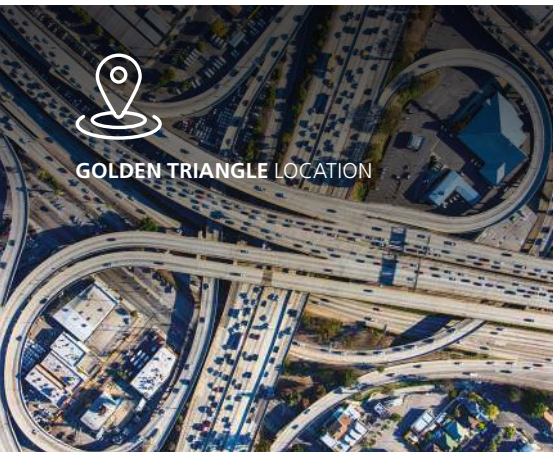


## LOCATION

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

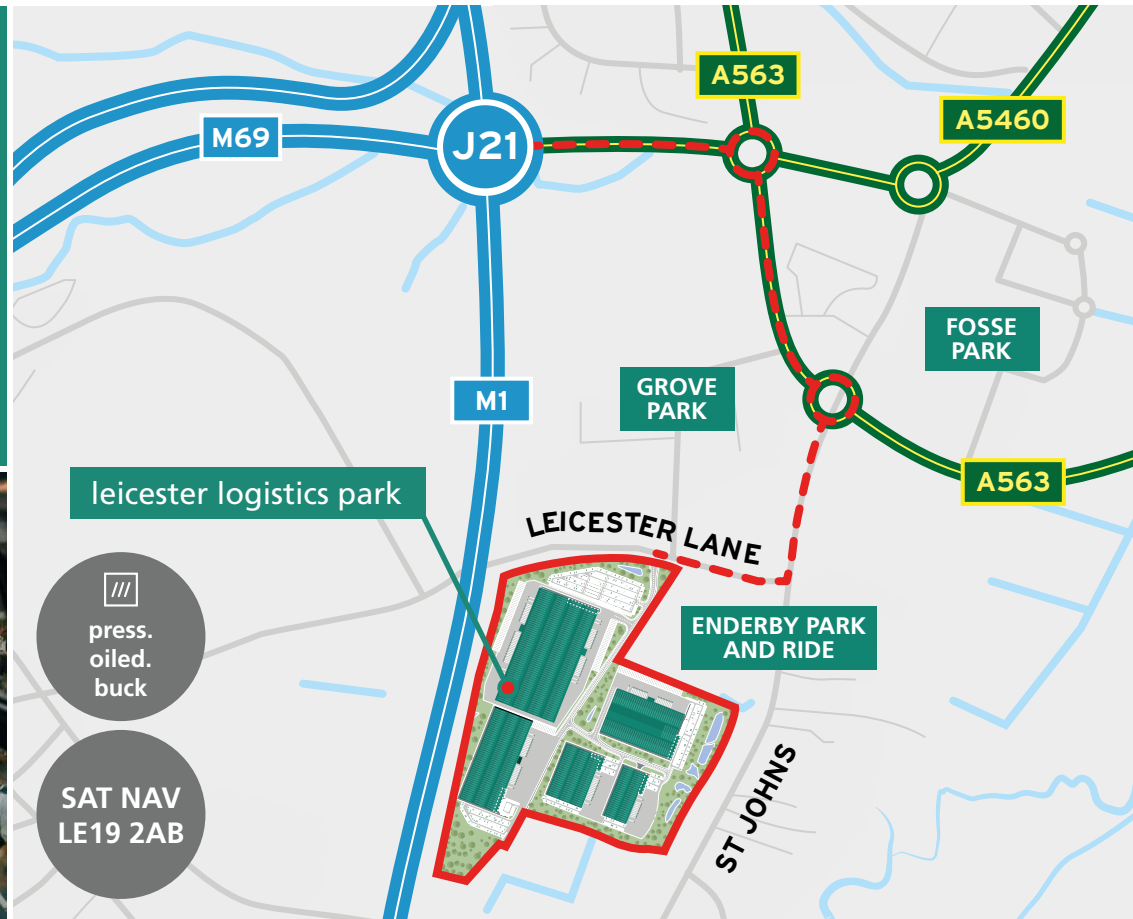
Enderby Park and Ride is conveniently located immediately next to Leicester logistics park. Bus services run every 15 minutes, to and from Leicester city centre, Monday to Saturday, 7am to 7pm. Bus routes X84 and 50, Leicester to Rugby and Narborough, run along St Johns.



GOLDEN TRIANGLE LOCATION



JOURNEY TIME OF 25 MINUTES



## FURTHER INFORMATION

Is available through our joint agents and our website:  
[leicesterlogisticspark.com](http://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.

**DTRE**  
020 3328 9080  
[www.dtre.com](http://www.dtre.com)

**Richard Harman**  
07776 200 143  
[richard.harman@dtre.com](mailto:richard.harman@dtre.com)

**Tom Fairlie**  
07747 441 858  
[tom.fairlie@dtre.com](mailto:tom.fairlie@dtre.com)

**Jamie Durrant**  
07341 661 962  
[jamie.durrant@dtre.com](mailto:jamie.durrant@dtre.com)

**APEX**  
0208 0586 678  
[apexllp.com](http://apexllp.com)

**James Harrison**  
07775 905 415  
[james@apexllp.com](mailto:james@apexllp.com)

**Cameron Mitchell**  
07392 092 534  
[cam@apexllp.com](mailto:cam@apexllp.com)

**Ollie Withers**  
07496 852 526  
[ollie@apexllp.com](mailto:ollie@apexllp.com)