



DTRE CBRE

DIAMANTEM PARK BARDON

**FREEHOLD OR
LEASEHOLD**

**DESIGN & BUILD
OPPORTUNITIES
AVAILABLE UP TO
965,000 SQ FT**

**SITE PREPARATION
AND S278 WORKS
UNDERWAY**

LE67 1FF

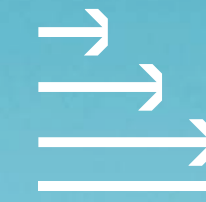


DETAILED CONSENT FOR 535,955 & 411,695 SQ FT

WITH ALL PLANNING PRE-COMMENCEMENT CONDITIONS DISCHARGED

CAPABLE OF DELIVERING A SINGLE UNIT OF

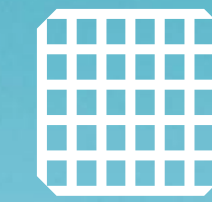
965,165 SQ FT



TARGET
EPC A+



TARGET
BREEAM
EXCELLENT



100% PV
COVER ROOF
CAPACITY*



10
MVA



37 ACRE
COUNTRY
PARK



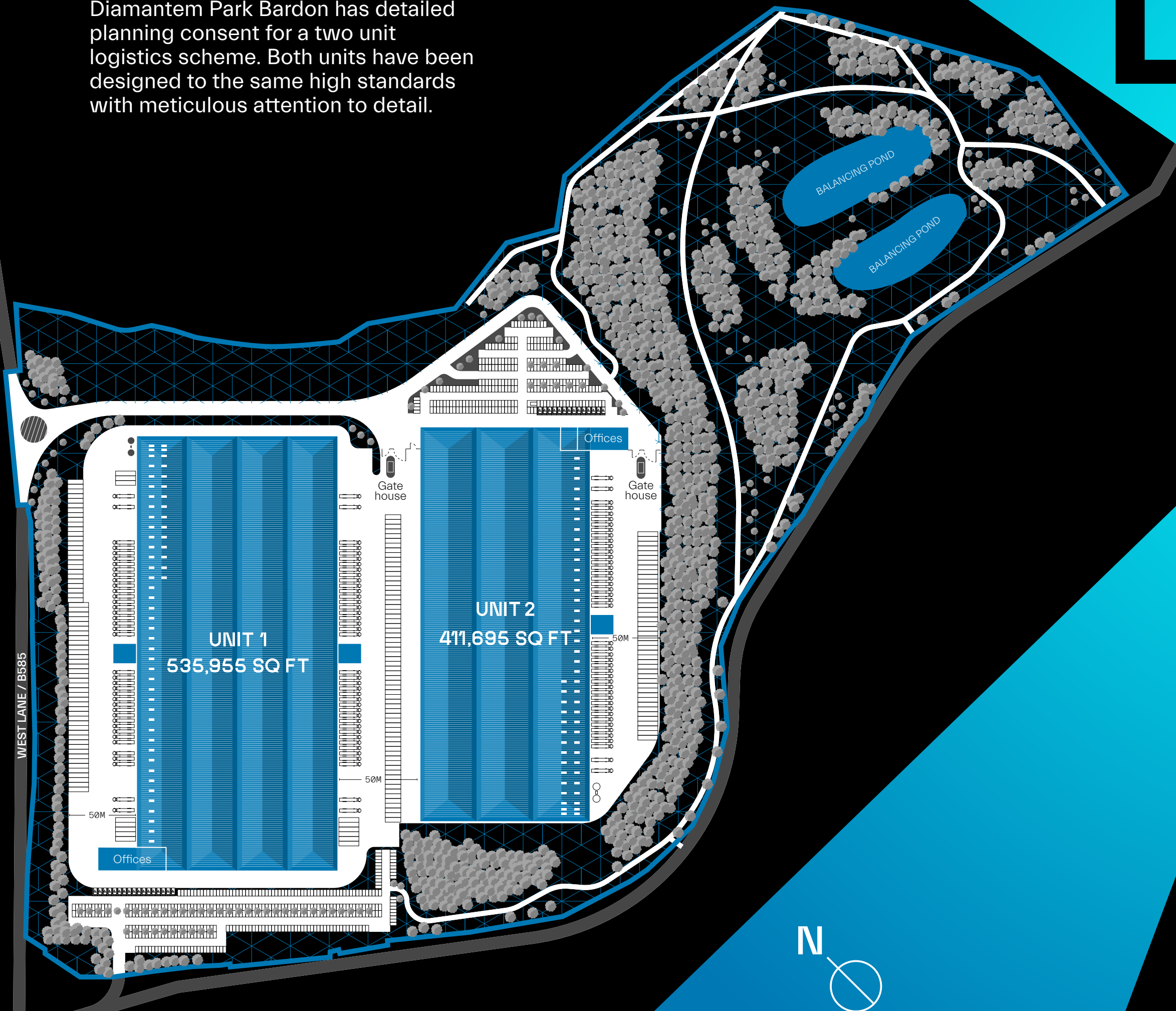
2.2KM OF
WALKING
ROUTES ON SITE



Diamantem Park Bardon offers up to 965,000 sq ft of cutting-edge logistics space, strategically positioned in the prestigious 'Golden Triangle.' This prime location ensures excellent connectivity and places the development among industry-leading occupiers.

NEXT GENERATION LOGISTICS

Diamantem Park Bardon has detailed planning consent for a two unit logistics scheme. Both units have been designed to the same high standards with meticulous attention to detail.

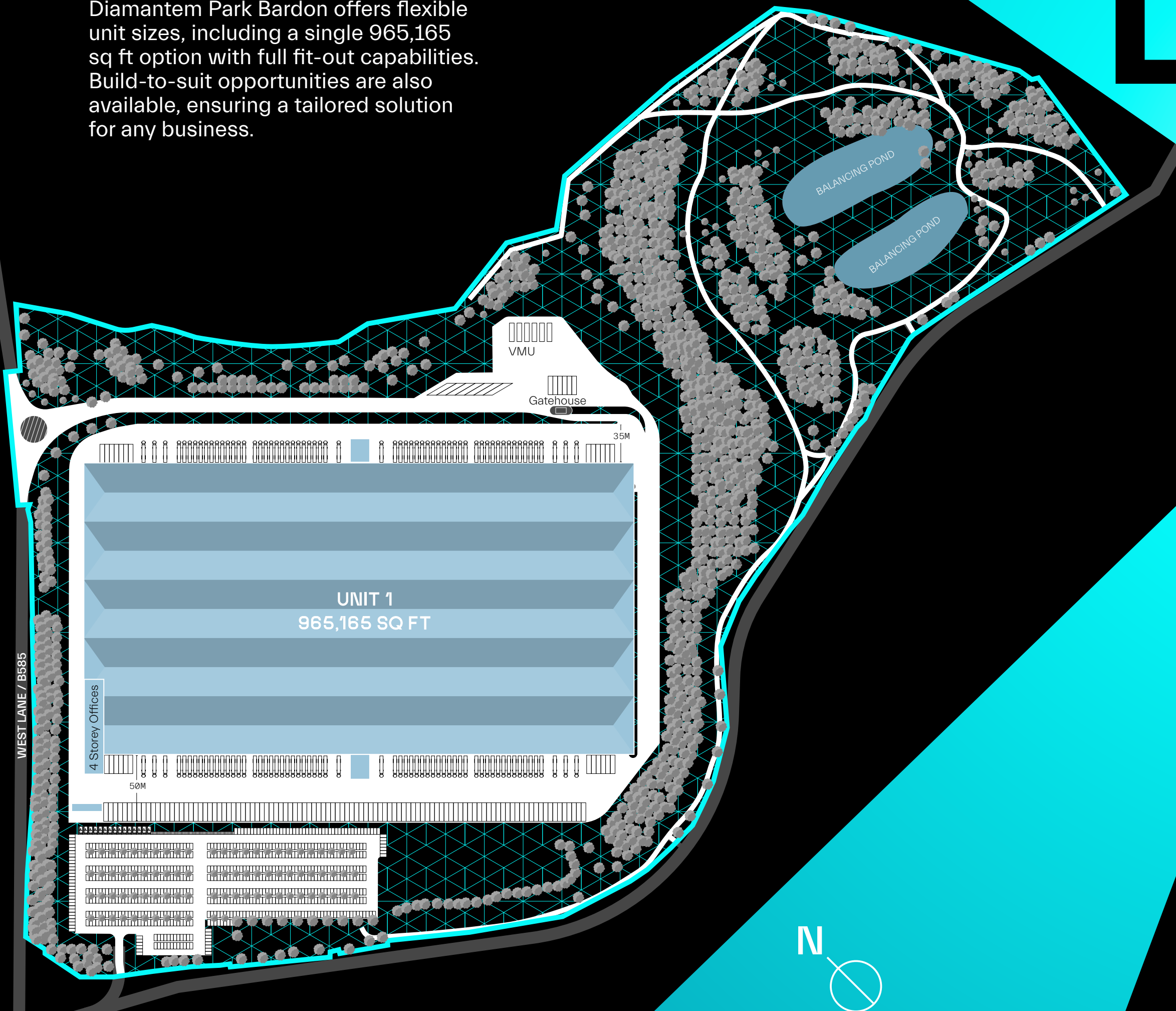


	CAR PARKING	HGV PARKING	DOCK LOADING	LEVEL LOADING	INTERNAL HEIGHT	FLOOR LOADING	YARD DEPTHS	ROOF TERRACE
UNIT 1	420	149	68	8	18m	50kn/m ²	50m	Yes
UNIT 2	391	44	37	4	18m	50kn/m ²	50m	Yes

	UNIT 1		UNIT 2	
	Sq M	Sq Ft	Sq M	Sq Ft
Warehouse	47,175	507,790	36,120	388,795
Offices	1,638	17,630	1,638	17,630
Hub Office	979	10,535	489	5,270
Total (GIA)	49,792	535,955	38,247	411,695

NEXT GENERATION LOGISTICS

Diamantem Park Bardon offers flexible unit sizes, including a single 965,165 sq ft option with full fit-out capabilities. Build-to-suit opportunities are also available, ensuring a tailored solution for any business.



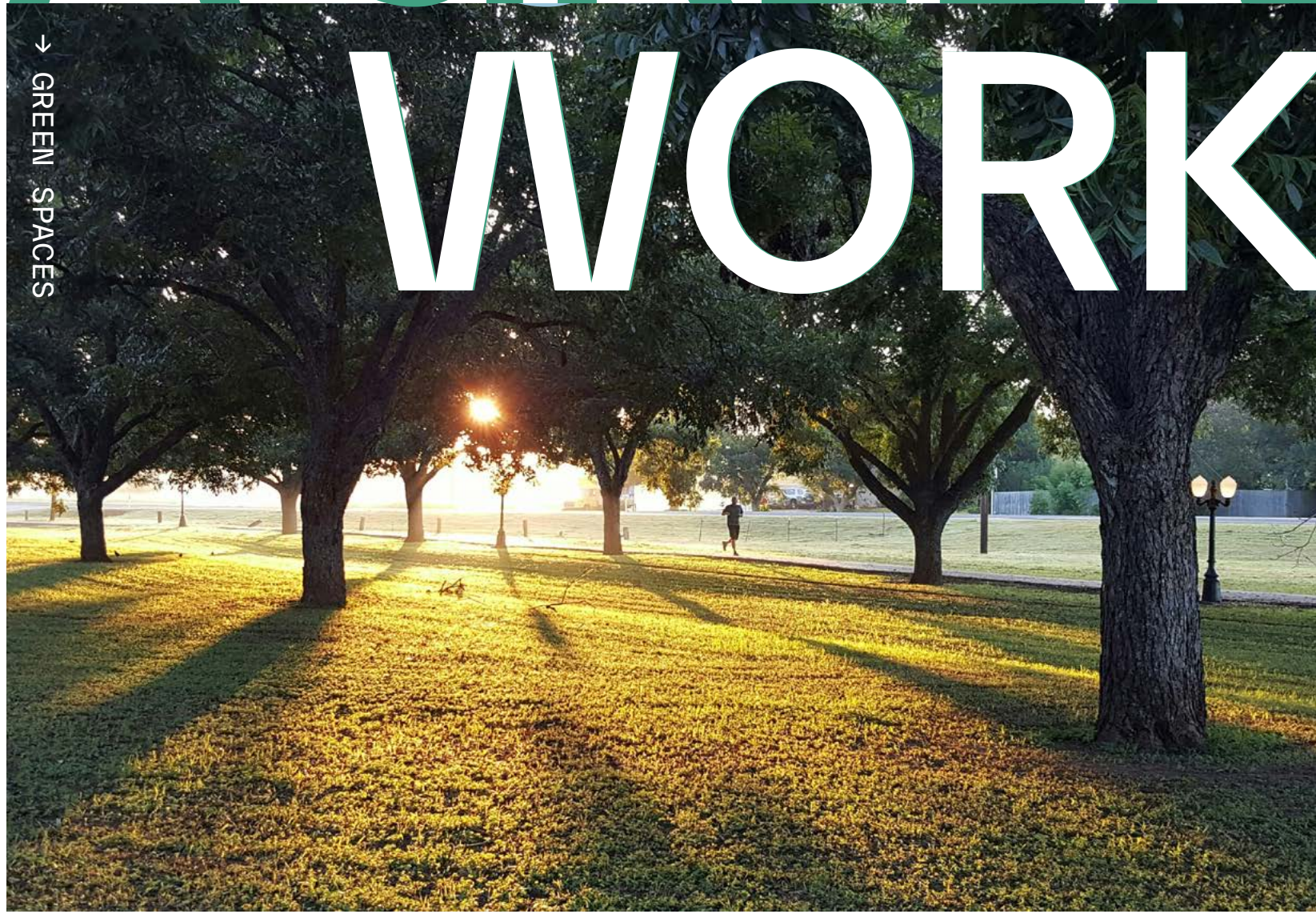
CAR PARKING	HGV PARKING	DOCK LOADING	LEVEL LOADING	INTERNAL HEIGHT	FLOOR LOADING	YARD DEPTHS	ROOF TERRACE
420	149	68	8	18m	50kn/m ²	50m 35m	Yes

UNIT 1		
	Sq M	Sq Ft
Warehouse	85,156	916,615
Offices	3,563	38,350
Hub Office	948	10,200
Total (GIA)	89,666	965,165



A GREENER WORKPLACE

→ GREEN SPACES



→ WET WOODLAND

Half of the site is designated as green space and National Forest habitats, enhancing biodiversity in accordance with UK Forestry Standards. This will create a landscaped woodland park for employees and local residents to explore and enjoy.

DESIGNED FOR WELLBEING

A new landscaped woodland and country park of 37 acres with over 2km of footpaths to enjoy



- 1. NATIVE HEDGEGROWS
- 2. ROOF TERRACES
- 3. WOODLAND AREAS
- 4. NATIONAL FOREST HABITATS
- 5. FOOTPATHS OVER 2KM
- 6. GRASS AREAS
- 7. ORNAMENTAL AREA
- 8. BAT HOUSE
- 9. WET WOODLAND
- 10. PUBLIC ACCESS



▶ A major factor in Diamantem Park Bardon's success to date is its prime position within the 'Golden Triangle' of distribution and logistics. This strategic location ensures excellent connectivity, making it a sought-after hub for businesses in the sector.

PRIME MIDLANDS LOCATION

MOTORWAY LINKS

The M1 is just minutes away, providing a direct route to London and the North, while the nearby M42 and M6 enhance connectivity to the Midlands and beyond.

■ M69 - 11 MILES

■ M42 - 13 MILES

■ M1 - 2.5 MILES



LOUGHBOROUGH, HINCKLEY
& LEICESTER STATIONS
45 MINS

M1 J22
2.5 MILES

M42
13 MILES

**DIAMANTE M
PARK BARDON**

**LOGISTICS AND SUPPLY
CHAIN EFFICIENCY
DEPENDS ON LOCATION,
AND DIAMANTE M PARK
BARDON IS PERFECTLY
POSITIONED TO DELIVER.**

Just 2.5 miles from Junction 22 of the M1, the development offers seamless access to the national motorway network and is within easy reach of both Birmingham Airport and East Midlands Airport.

Situated just outside Leicester, it sits at the heart of one of the UK's best-connected regions, with direct links north to Nottingham, Sheffield, and Leeds, as well as south towards London.



BIRMINGHAM
CITY CENTRE
45 MINS



≤2 HOURS DRIVE
3 AIRPORTS



≤2.5 HOURS DRIVE
5 PORTS



1 HOUR DRIVE
2 HOUR DRIVE
3 HOUR DRIVE

LE67 1FF

**DIAMANTE M
PARK BARDON**

◆◆◆ LOCATION ◆◆◆



pal

ChemistDirect
Powered by Pharmacy2U

amazon

INNOTECH

BUNZL

amazon

P&H

Vistry Group

Eddie Stobart

VS CORPORATION

babcock

HEALY GROUP

antalis

Premier LOGISTICS GROUP

babcock

Stanton Lane

West Lane

INTERLINK PARK

IN GOOD

Bardon is home to some of the largest logistics and manufacturers globally, providing a dynamic hub of logistics innovation.

Join a thriving network of forward-thinking businesses, positioning yourself at the heart of a community that's leading the sector.

COMPANY



A DYNAMIC WORKFORCE FUJELLING BUSINESS



Leicestershire boasts a dynamic and fast-growing population, with 16 to 29-year-olds making up 26% of the demographic—well above the national average. Leicester itself has experienced a 57% surge in business development over the past decade and a 31% population increase since 2002, securing its place among England’s ten largest cities.

The city is also home to three top universities, attracting 60,000 students each year and producing 21,500 highly skilled graduates. This strong academic presence fuels a talented workforce, supporting Leicester’s continued growth and innovation.

2.8M

WORKFORCE OF OVER 2.8 MILLION WITHIN A ONE-HOUR DRIVE

£25.9B

A £25.9 BILLION ECONOMY - THE LARGEST IN THE EAST MIDLANDS

540K

540,000 JOBS AND OVER 46,000 TRADING BUSINESSES IN THE CITY AND COUNTY



POWER CAPACITY 10 MVA



The site has an incoming power supply of 10 MVA which allows the scheme to cater to power-intensive operations.



The units are built with 100% PV Capacity, providing an occupier with the ability to increase the power by a further 2MVA*.

*assuming c.200KVA per 100,000 sq ft of roof space, averaged out over the year.

DIAMANTEM PARK BARDON

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D I A M A N T E M

Diamantem is a global owner, manager, and developer of high-quality real estate assets in the logistics, commercial real estate, and super-prime residential markets.

The portfolio encompasses the entire development process, from strategic land acquisition to the construction of completed assets, across the United Kingdom and Europe.

Construction managed by
 **mountpark**

Further information - to include energy performance certificates and data site access is available upon request. Dowley Turner Real Estate LLP on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dowley Turner Real Estate LLP has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. March 2025. Designed by