

UNIT 3

258,240 SQ FT

STATE-OF-THE-ART
DISTRIBUTION FACILITY

UNDER CONSTRUCTION. AVAILABLE APRIL 2027.

Accommodation Schedule	sq ft	sq m
Warehouse	242,100	22,492
Two-storey offices	12,900	1,198
Hub office	3,000	279
Gatehouse	240	22
Total	258,240	23,991

All areas are approximate and estimated on a Gross Internal Area basis.

 **Clear Haunch Height**
15 m

 **Floor Loading**
50 kN / m² UDL
10 t point load

 **Passive Roof Ventilation**
✓

 **Secure Service Yard**
50 m yard depth

 **Ribbon Glazing to Marshalling Areas**
✓

 **Dock Levellers**
26 (8 Euro docks)

 **Level Access Doors**
4

 **Power**
1.45 MVA

 **PV & Battery Storage**
161 kW PV solar array
218 kW battery storage

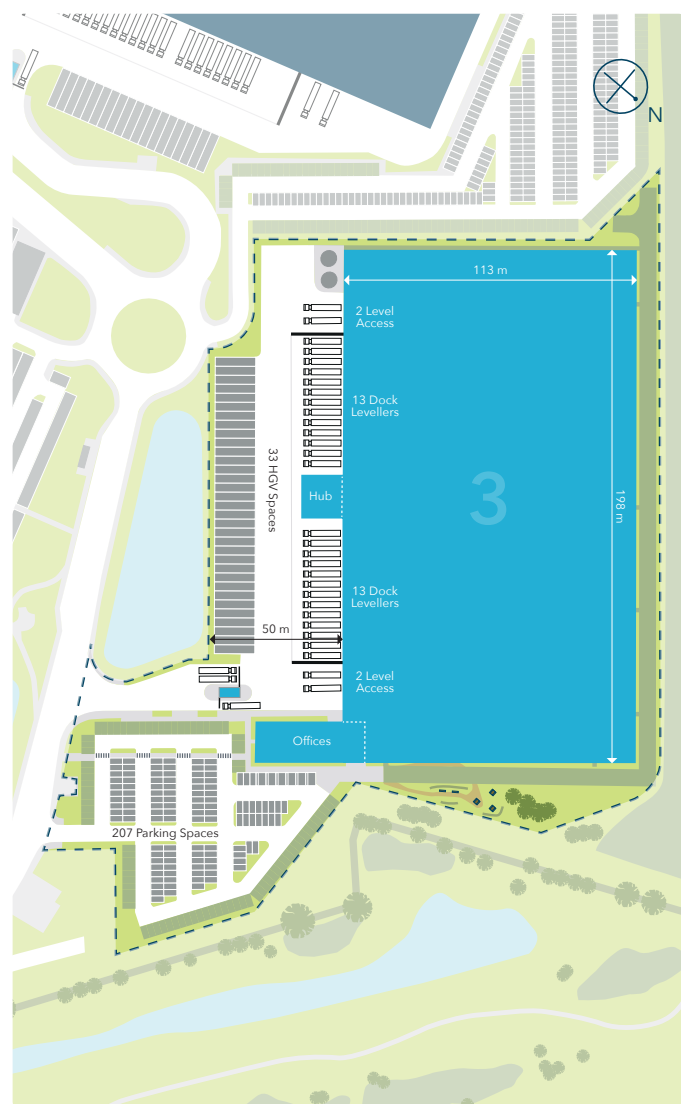
 **Parking Spaces**
207 (6 disabled & 21 EV)

 **HGV Spaces**
33

 **Roof Terrace above Offices**
✓

 **EPC Rating**
Targeting "A+"

 **BREEAM Rating**
Targeting "Outstanding"



MASTERPLAN



- Unit 1 Pre-let to Tesco
- Unit 2 514,100 sq ft
- Unit 3 258,240 sq ft



[MOUNTPARK.COM/HINCKLEY](https://mounthpark.com/hinckley)

Get in touch with our agents and act now to secure your space.



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