

MAXIMISE OPPORTUNITY

COMBINING DETAIL AND DESIGN TO DELIVER
UP TO 1.46 MILLION SQ FT OF NEW INDUSTRIAL
AND WAREHOUSE ACCOMMODATION

ENTER



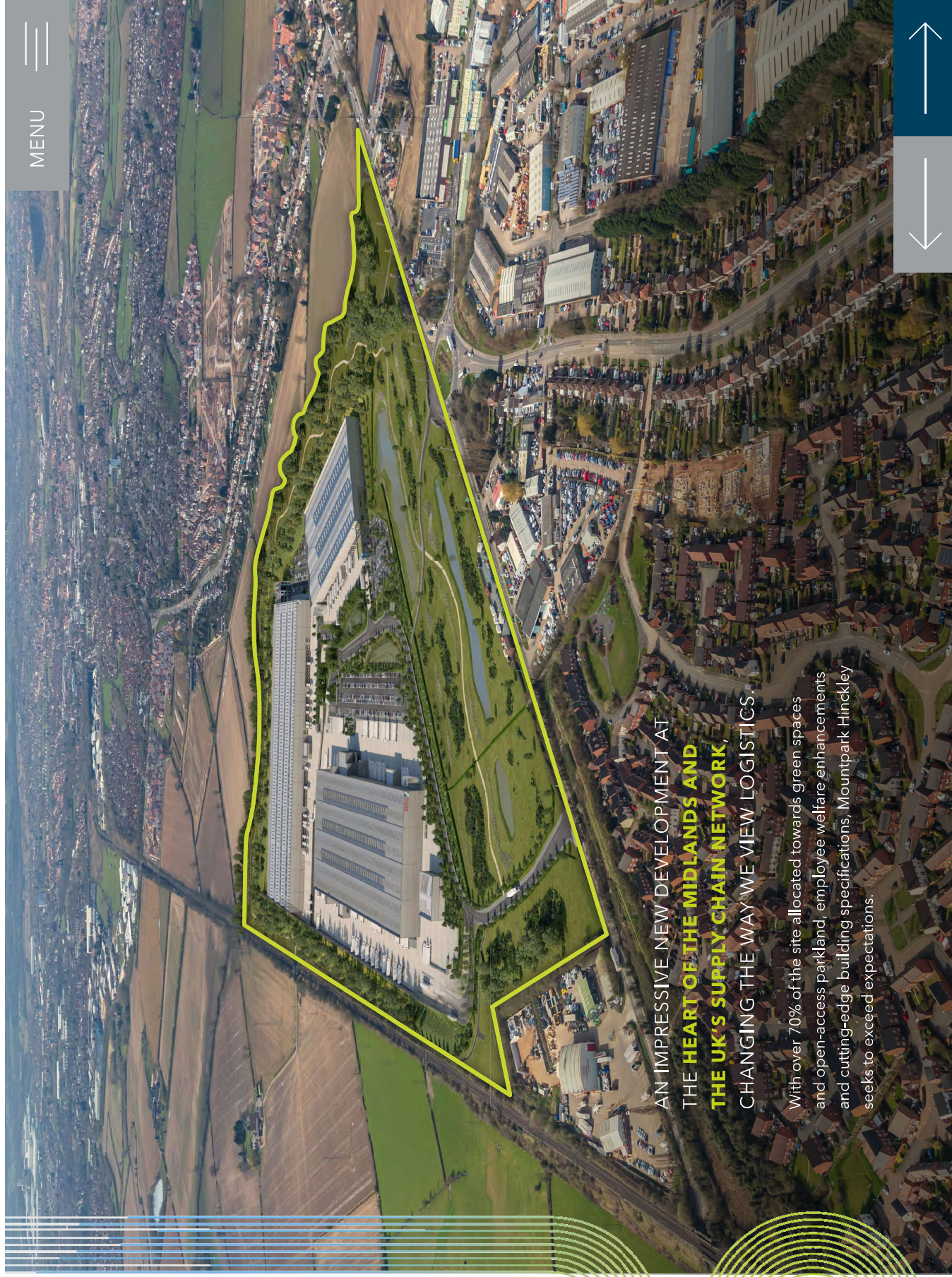
FRONT & CENTRE



MOUNTPARK.COM/HINCLEY

AN IMPRESSIVE NEW DEVELOPMENT AT
THE **HEART OF THE MIDLANDS** AND
THE **UK'S SUPPLY CHAIN NETWORK**,
CHANGING THE WAY WE VIEW LOGISTICS

With over 70% of the site allocated towards green spaces
and open-access parkland, employee welfare enhancements
and cutting-edge building specifications, Mountpark Hincley
seeks to exceed expectations.



MENU



MOUNTPARK
DIFFERENCE
CUSTOMER
FOCUSED

PROVEN

LOCATION
ACCESSIBILITY

CONNECTED

MASTERPLAN
UNIT 2
UNIT 3
WELLBEING
RESPONSIBLE
DEVELOPMENT

OPPORTUNITY



OPPORTUNITY

Mountpark Hinkley has planning consent for up to 1.46 million sq ft of general industrial and distribution accommodation (B2 and B8), with flexibility to provide bespoke, build-to-suit solutions for our customers' exact occupational requirements.

Development is underway following a pre-let of 491,926 sq ft at Unit 1 and the site-wide infrastructure and plateauing works will enable fast-tracked delivery of vertical development, optimising programme efficiency and certainty. Reserved Matters Applications have been submitted for two units of 514,100 sq ft and 258,000 sq ft.



MINIMUM
"EXCELLENT"



CARBON ZERO
CAPABILITIES



[MOUNTPARK.COM/HINKLEY](https://mountpark.com/hinkley)

MASTERPLAN

UNIT 2

UNIT 3

WELLBEING

RESPONSIBLE
DEVELOPMENT



MENU



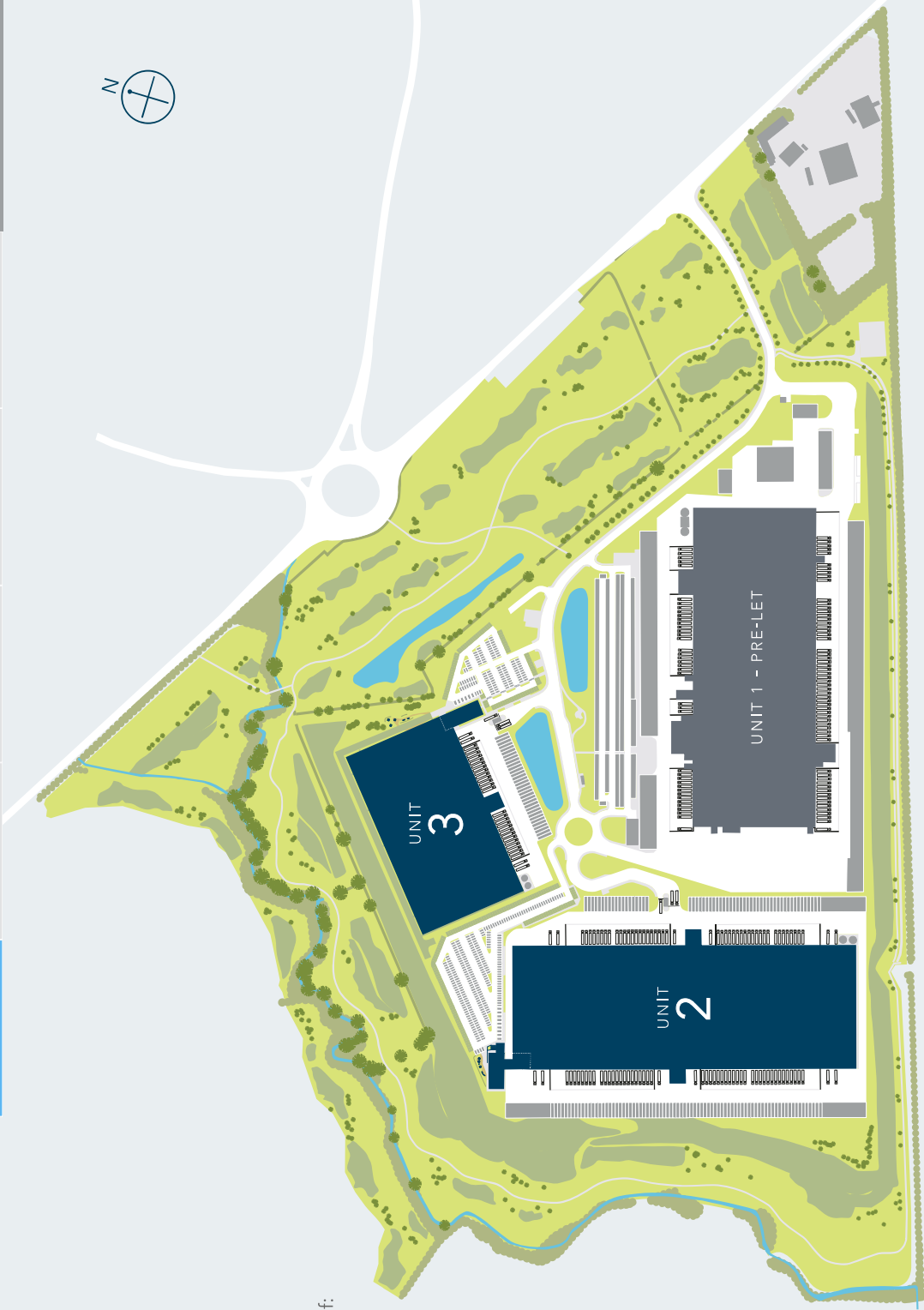
MASTERPLAN

Following a pre-let of Unit 1, the balance of the site is capable of accommodating build-to-suit solutions up to 975,000 sq ft to meet our customer's exact occupational requirements. The indicative masterplan is illustrative of the reserved matters applications submitted with units of:

- Unit 1 – Pre-let
- Unit 2 - 514,100 sq ft
- Unit 3 - 258,000 sq ft



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UNIT 2

PLAN

CGI

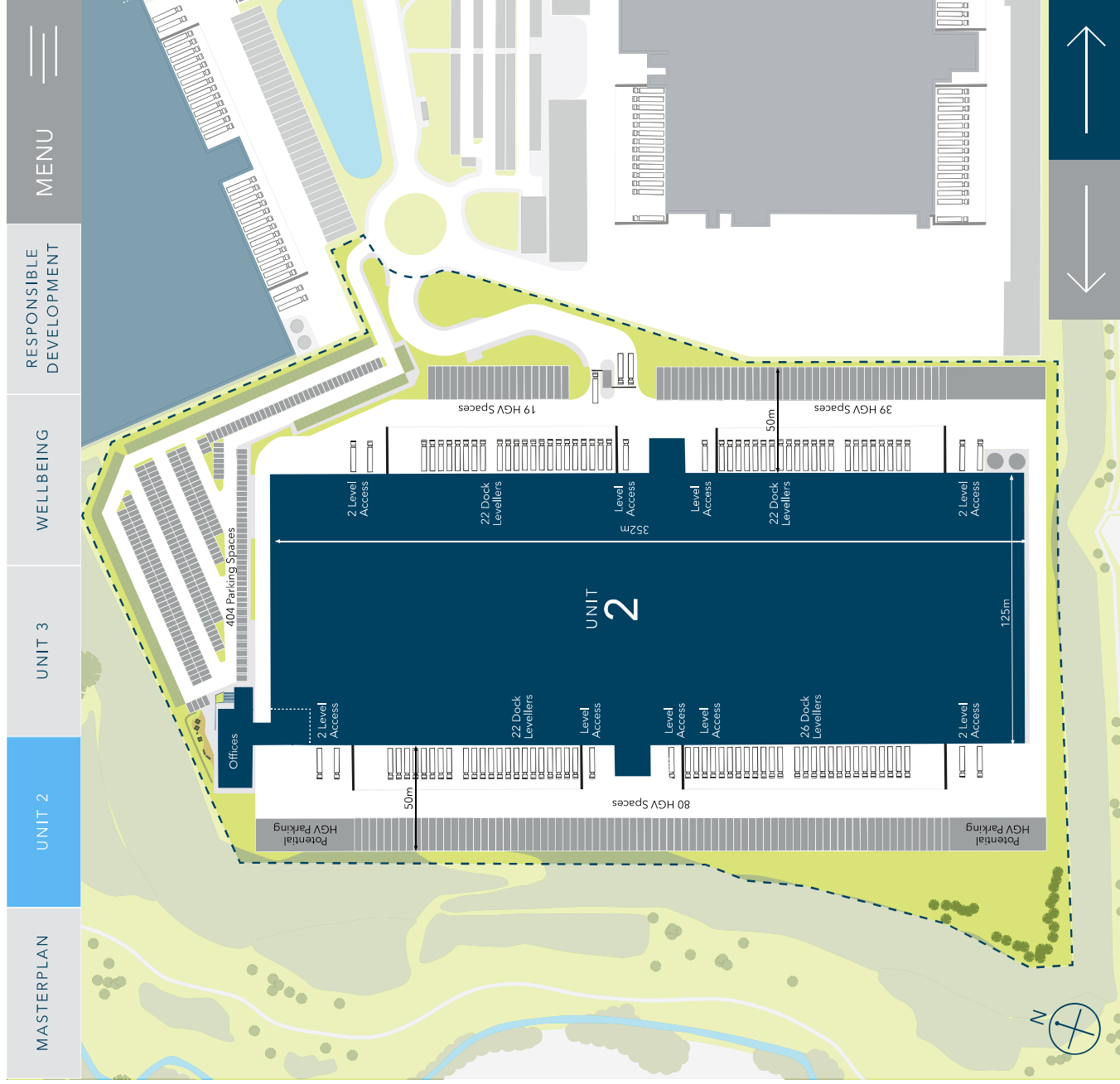
ACCOMMODATION SCHEDULE

Warehouse	476,395 sq ft
Three-Storey Offices	25,705 sq ft
Hub Offices	12,000 sq ft
Total	514,100 sq ft

 CLEAR HAUNCH HEIGHT	 POWER
15M	2 MVA
 FLOOR LOADING	 PV & BATTERY STORAGE
50KN / M² UDL 10 TONNE POINT LOAD	540 KVA PV SOLAR ARRAY 118 KWH BATTERY STORAGE
 PASSIVE ROOF VENTILATION	 PARKING SPACES
✓	404 (9 DISABLED & 41 EV)
 SECURE SERVICE YARDS	 HGV SPACES
2 X 50M DEEP	138 (177 INCL. POTENTIAL HGV'S)
 RIBBON GLAZING TO MARSHALLING AREAS	 ROOF TERRACE TO OFFICES
✓	✓
 DOCK LEVELLERS	 EPC RATING
92 (46 EURO DOCKS)	TARGETING A+
 LEVEL ACCESS DOORS	 BREEAM RATING
12	MINIMUM "EXCELLENT"



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UNIT 2

PLAN

CGI

MASTERPLAN

UNIT 2

UNIT 3

WELLBEING

RESPONSIBLE
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MENU



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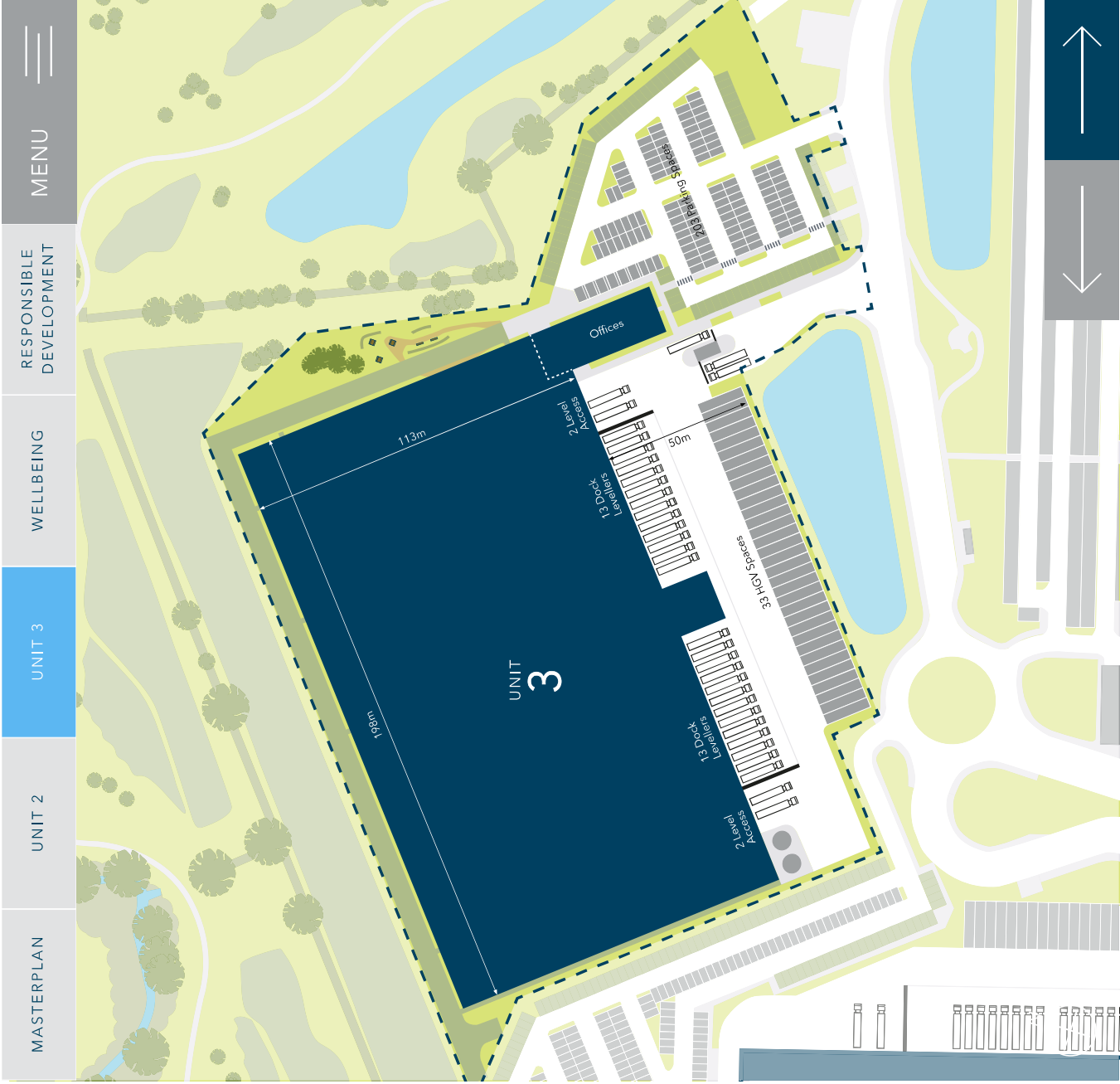
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UNIT 3

PLAN	CGI
ACCOMMODATION SCHEDULE	
Warehouse	242,100 sq ft
Two-Storey Offices	12,900 sq ft
Hub Offices	3,000 sq ft
Total	258,000 sq ft

	CLEAR HAUNCH HEIGHT 15M		POWER 1.45 MVA
	FLOOR LOADING 50KN / M² UDL 10 TONNE POINT LOAD		PV & BATTERY STORAGE 255 KVA PV SOLAR ARRAY 188 KWH BATTERY STORAGE
	PASSIVE ROOF VENTILATION ✓		PARKING SPACES 207 (6 DISABLED & 21 EV)
	SECURE SERVICE YARD 50M YARD DEPTH		HGV SPACES 33
	REBIBON GLAZING TO MARSHALLING AREAS ✓		ROOF TERRACE TO OFFICES ✓
	DOCK LEVELLERS 26 (8 EURO DOCKS)		EPC RATING TARGETING A+
	LEVEL ACCESS DOORS 4		BREEAM RATING MINIMUM "EXCELLENT"



UNIT 3

PLAN

CGI



MENU

RESPONSIBLE
DEVELOPMENT

WELLBEING

UNIT 3

UNIT 2

MASTERPLAN



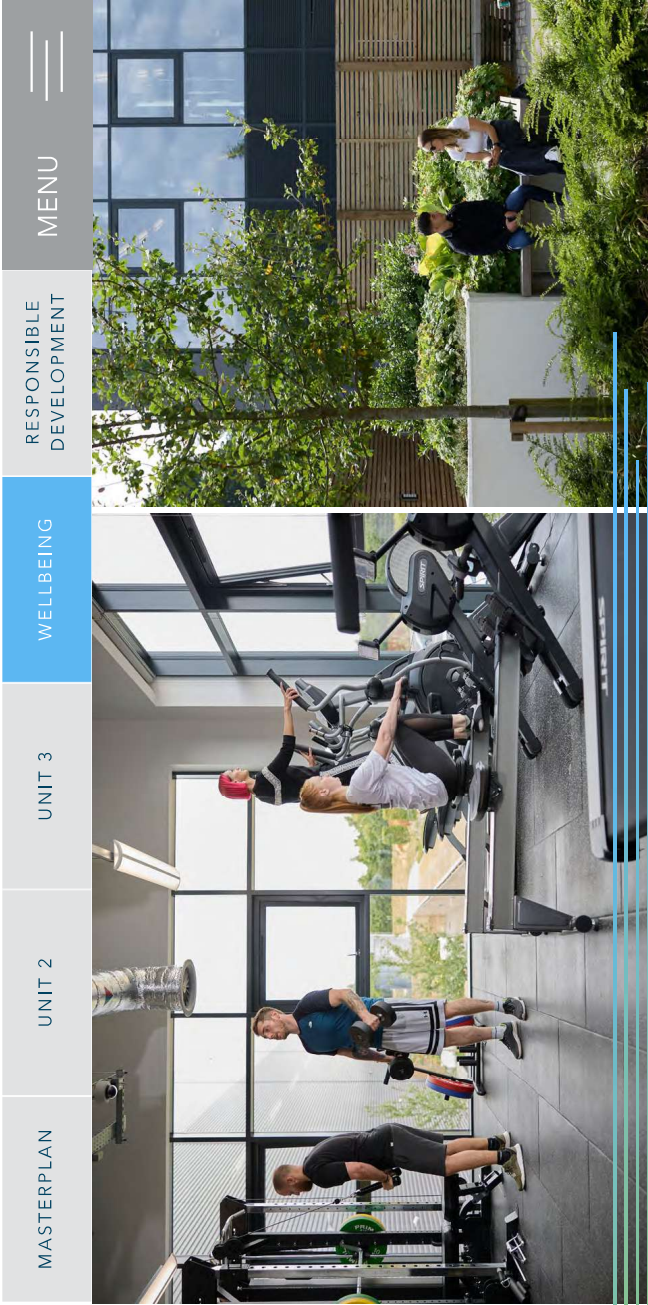
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MOUNTPARK.COM/HINCKLEY



CARE & QUALITY

WELLBEING IS AT THE FOREFRONT OF DESIGN WITH ALL MOUNTPARK BUILDINGS AND HINCKLEY IS NO EXCEPTION. OUR DEVELOPER SPECIFICATION INCLUDES AN ARRAY OF SPECIFICATION FEATURES AND WELFARE CONSIDERATIONS THAT PROMOTE EMPLOYEE SATISFACTION.



Mountpark Hinckley is a prime example of prioritising employee welfare;

- Enhanced natural lighting to warehouses and offices
- Breakout gardens
- Roof terraces
- Passive roof ventilation
- Water fountains
- Shower facilities
- £10,000 grant towards enhanced amenity facilities

THERE WILL BE OVER
2.5 KM OF NEW OFF-ROAD FOOTPATHS AND TRIM TRAILS
WITH ENHANCED BIODIVERSITY THROUGH EXTENSIVE PLANTING AND HABITAT CREATION
PLUS IMPROVED ROAD AND PEDESTRIAN CONNECTIVITY.



DETAIL & DESIGN

AS PART OF THE SCHEME, MOUNTPARK WILL BE UNDERTAKING IMPROVEMENTS TO LOCAL INFRASTRUCTURE IMPROVING CONNECTIVITY AND ENHANCING THE OVERALL EFFICIENCY OF REGIONAL AND NATIONAL DISTRIBUTION NETWORKS.

Almost 73% of the total site has been allocated to green spaces – enhanced meadow, wetland and grassland habitats along with extensive planting throughout connect Mountpark Hinckley into the local area.



CONNECTED

Strategically located, offering both connectivity and accessibility, Mountpark Hinckley has potential to deliver significant supply chain efficiencies for logistics operators.

LOCATION
ACCESSIBILITY



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



MENU

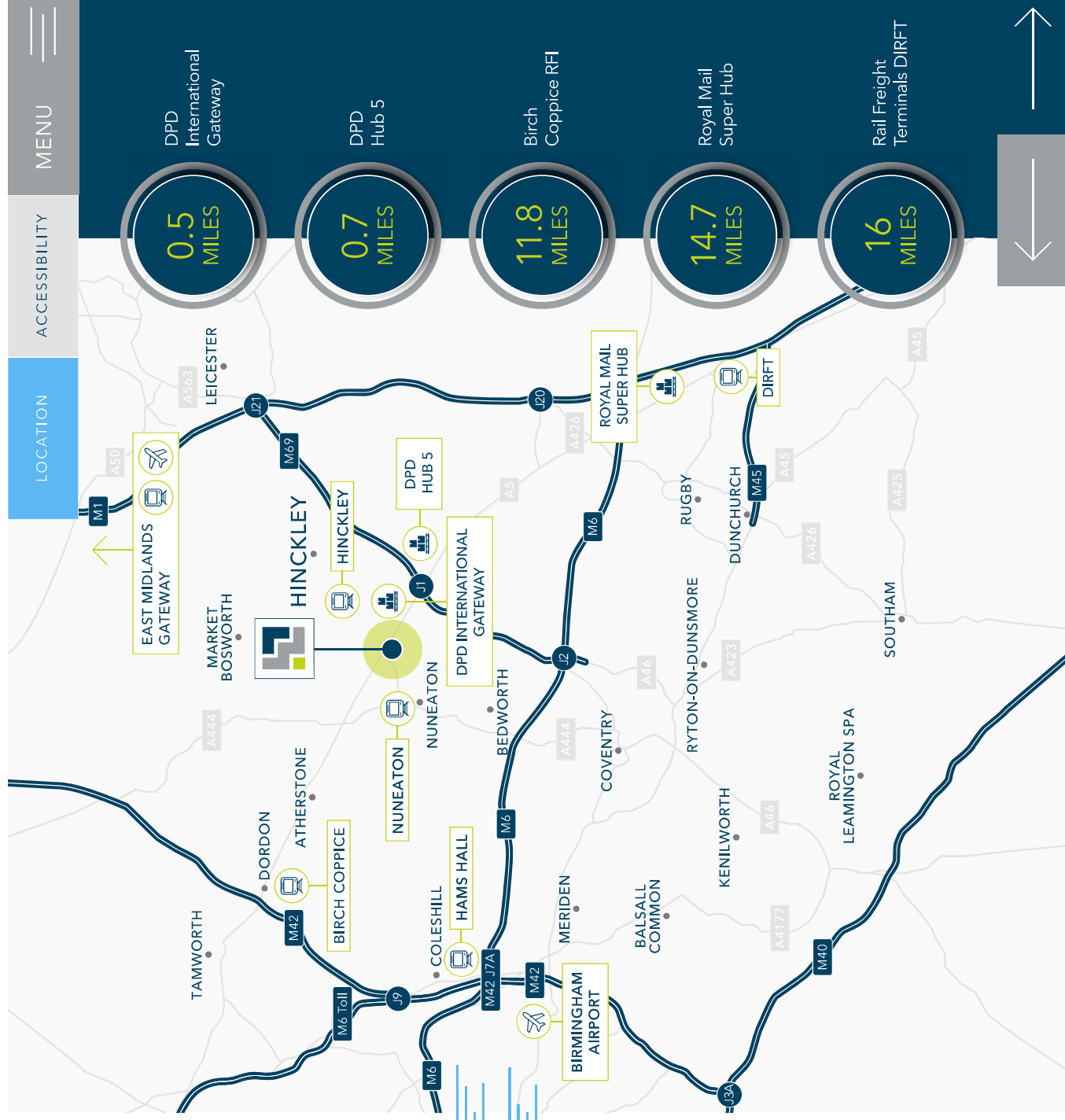


STRATEGIC & ESTABLISHED

LOCATION

OCCUPIERS

Mountpark Hinckley is strategically located at the heart of the UK's 'Golden Triangle' for distribution, and at the centre of the motorway network and rail infrastructure. The scheme boasts outstanding road communications with access to the M69 (J1), M1 (J20), M6 (J2) and M42 (J10) motorways all within 12 miles.



MOUNTPARK.COM/HINCKLEY

STRATEGIC & ESTABLISHED

LOCATION

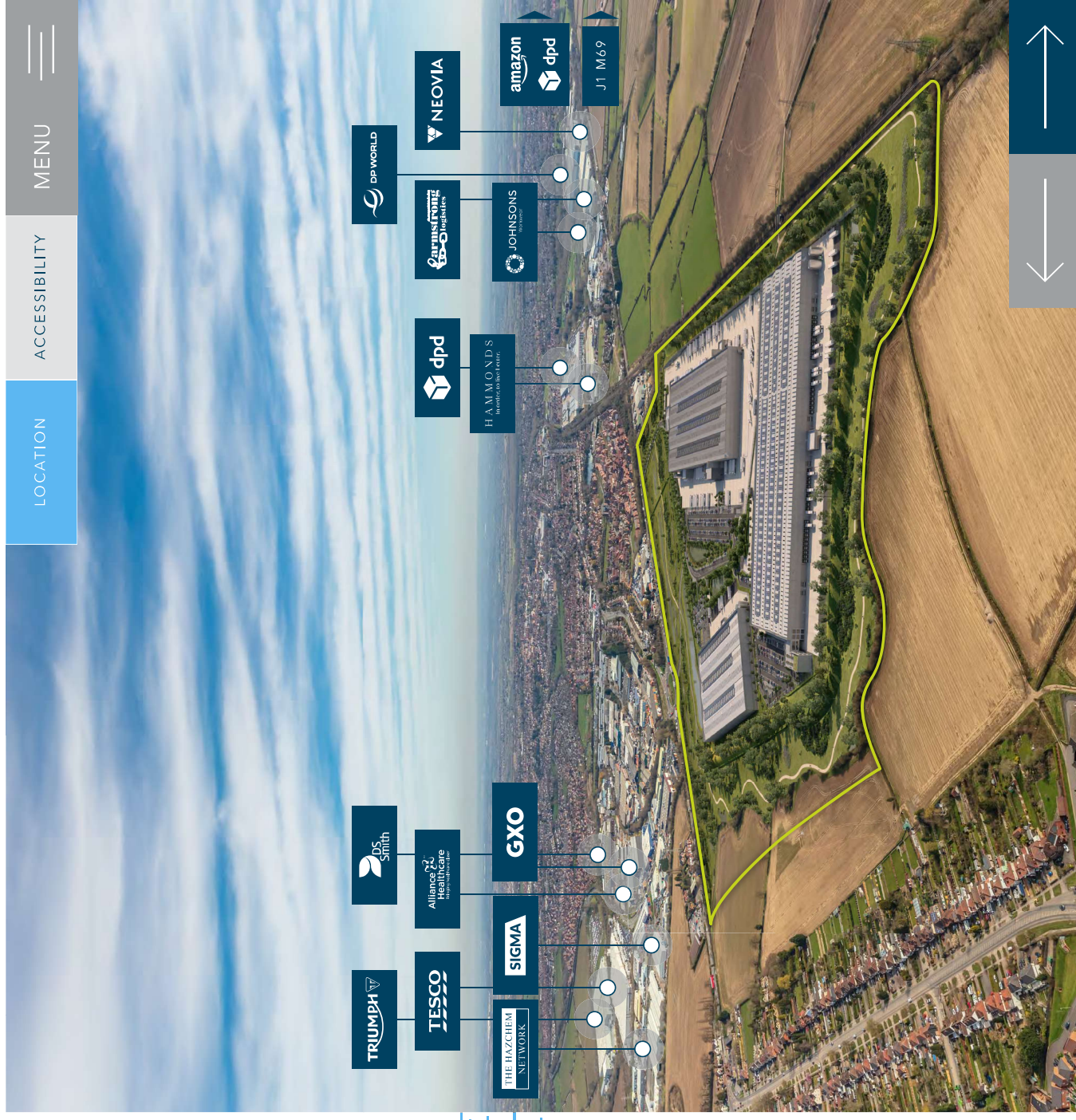
OCCUPIERS

Major companies that have invested in and committed their futures to the area include Tesco, DPD, DP World Logistics, Amazon, Alliance Healthcare and Triumph, to name a few.

Mountpark Hincley has a diverse choice of parcel hubs close by, including DPD International Gateway (0.5 miles away) which is one of the largest fully automated domestic parcel hubs in Europe sorting 72,000 parcels per hour.



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Year	Percentage
2009	55
2010	53
2011	57
2012	51
2013	54
2014	52
2015	56
2016	68
2017	65



Mountpark Hinckley lies adjacent

The largest airport outside of London and the UK's largest dedicated air cargo operation, is just 30 miles north.

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Centrally located, the park is accessible to all of England's major container and deep water ports within a 4 hour HGV drivetime.



Within 50 minutes of 6 rail freight terminals (existing and under construction) supporting opportunities for sustainable transport.



PROVEN

As one of Europe's leading logistics developers, Mountpark's track record speaks for itself. As a trusted partner Mountpark Hinckley will give our occupiers a platform to expand their reach, operate more efficiently, and provide better workplaces for their teams.

MOUNTPARK
DIFFERENCE
CUSTOMER
FOCUSED



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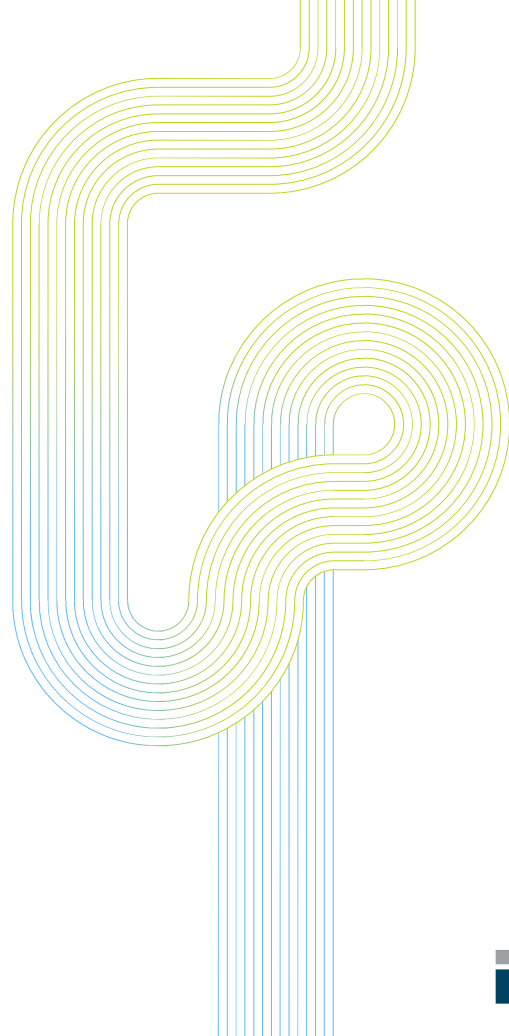


ABOVE & BEYOND

MOUNTPARK'S OBJECTIVE IS TO DEVELOP IN AN ENVIRONMENTALLY RESPONSIBLE WAY, WITH BEST-IN-CLASS BUILDINGS AND SCHEMES THAT ASSIST OCCUPIERS TO BECOME CARBON NEUTRAL. TO HELP ACHIEVE THIS, WE HAVE PUT IN PLACE A NUMBER OF COMMON MEASURES ACROSS ALL OUR DEVELOPMENTS TO ENSURE THIS HAPPENS.



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



CREATE
SPACES WHERE
PEOPLE WANT
TO WORK



REDUCE THE
ENVIRONMENTAL
IMPACT OF OUR
DEVELOPMENTS



BECOME A GOOD
NEIGHBOUR
IN OUR LOCAL
COMMUNITIES



MOUNTPARK
DIFFERENCE

CUSTOMER
FOCUSED

MENU



TRIED & TESTED

WE WORK FLEXIBLY WITH OUR
CUSTOMERS TO DELIVER THE PERFECT
LOGISTICS SOLUTIONS TO SUIT THEIR
BUSINESS NEEDS, AND WE HAVE
THE TRACK RECORD TO PROVE IT.



"We selected Mountpark because of their collaborative approach to designing and constructing a fit-for-purpose building, one that would support our long-term strategy within our desired timeline. Mountpark proved themselves to be the perfect delivery partner throughout the entire process and demonstrated an ability to make very quick decisions to ensure a streamlined process from inception to delivery."



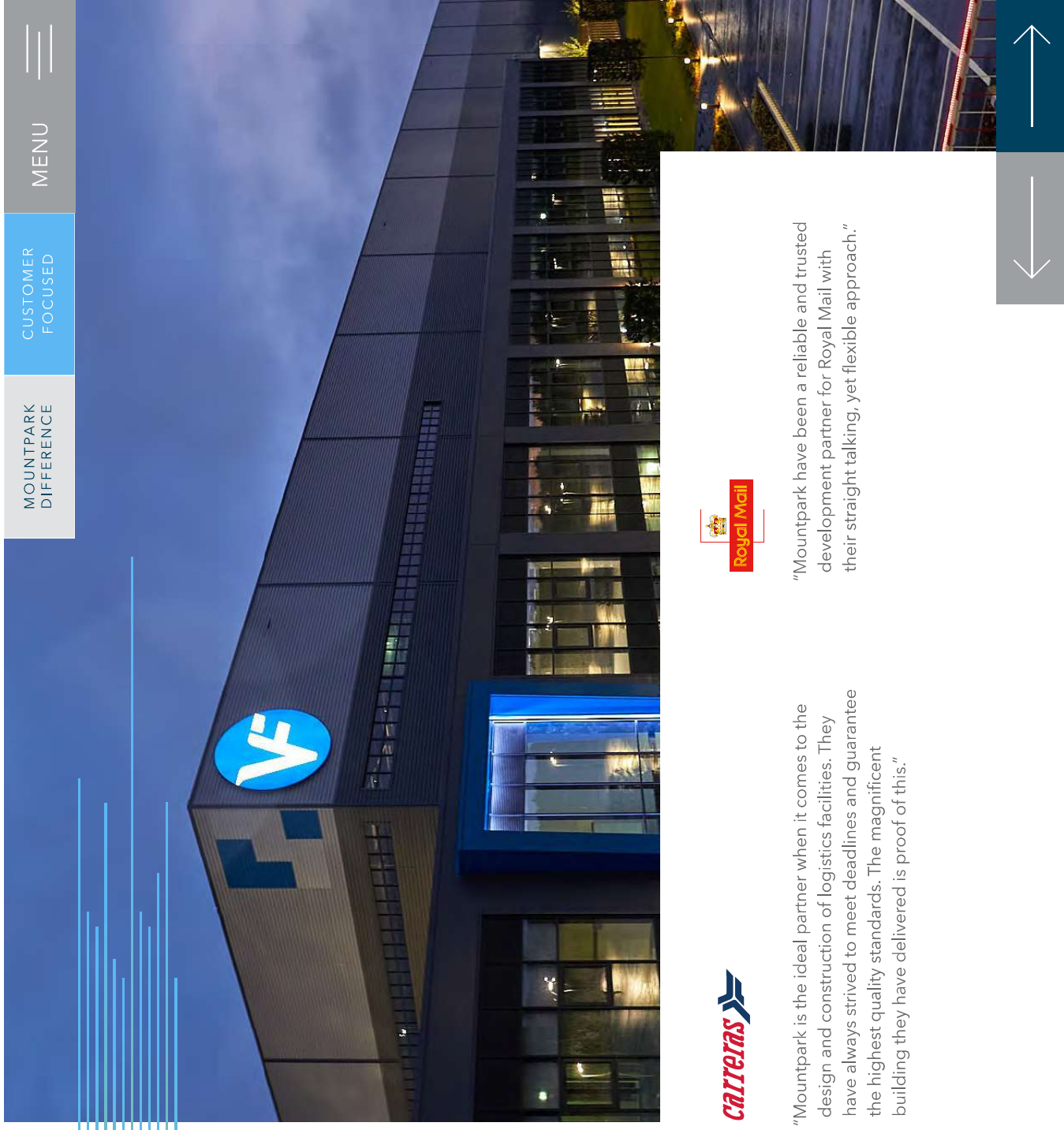
MOUNTPARK.COM/HINCKLEY



"Mountpark is the ideal partner when it comes to the design and construction of logistics facilities. They have always strived to meet deadlines and guarantee the highest quality standards. The magnificent building they have delivered is proof of this."



"Mountpark have been a reliable and trusted development partner for Royal Mail with their straight talking, yet flexible approach."

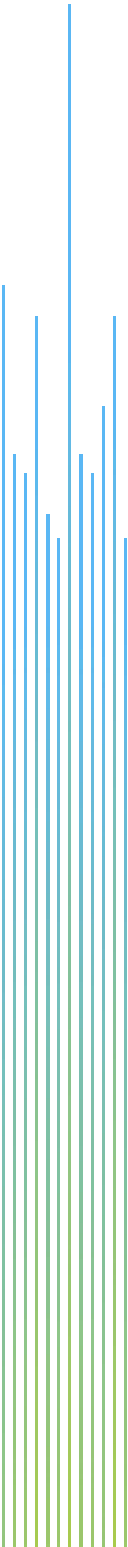


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MOUNTPARK HINCKLEY

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///PATHS.SHOP.SHINE

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Developer:

Mountpark Hinckley is a development by Mountpark Logistics EU
Sarl, the European Logistics Development Company owned by:



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