

Leicester 95

95,978 sq ft
of warehouse /
distribution space



**Leicester
Commercial Park**

Immediately adjacent to the M1 (J21) and M69 (J3)
Leicester Lane LE19 4AS

Goodman



prime location+

Leicester Commercial Park is situated in one of the most sought after logistics locations in the UK, ideally placed to serve the needs of industrial/distribution occupiers.

The 95,978 sq ft development benefits from excellent connectivity, immediately adjacent to J21 of the M1 motorway and J3 of the M69.





Leicester 95

95,978 sq ft

Gross internal area:

Warehouse	87,164 sq ft
Two storey offices	8,813 sq ft
Total	95,978 sq ft

Indicative specification:

Dock level loading	7
Double height dock level loading	2
Level access loading	2
Car parking spaces	90
HGV trailer spaces	45
Yard depth	50m
Site area	4.6 acres
Clear internal height	12m
EPC	A
BREEAM	Very good
Fully fenced yard	

Goodman+

Goodman has a first class track record in delivering industrial, logistics and warehouse solutions for its customers. Some of our recent developments include:



“The experience with Goodman working on the Hub 4 project at Hinckley Commercial Park was exceptional. This is the largest parcel distribution facility in Europe and the bespoke nature of the building presented many challenges. The development was delivered on time and on budget and we subsequently engaged with them to develop our international gateway facility on the adjacent site. I'm sure in the future if any further land is available, or if there are any projects in the vicinity they can help us with, we will be only too delighted to work with Goodman again.

Mark Wilkes, Property Director, DPD



“LaSalle Investment Management embarked on a joint venture with Goodman in 2014, acquiring over nine acres of land from the Homes and Communities Agency (HCA) at Lyons Park in Coventry to develop five industrial units. We were confident in Goodman's ability to deliver this project and have been impressed by their professionalism and attention to detail. Working collaboratively from the start, we developed a strong relationship with them and we hope to undertake more schemes with them in the future.

Edd Fitch, LaSalle Investment Management



“We have been delighted with Goodman's ability to deliver both the 470,000 sq ft building and a major infrastructure scheme on schedule. Their team was able to agree the details of this complex project swiftly and work in partnership with us to secure a successful project.

**Mark Leonard, Head of Logistics (South),
Co-operative Food Supply Chain**

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Sustainability+

Goodman is committed to creating sustainable developments which balance environmental impacts with social and economic benefits. All new Goodman buildings are designed to be sustainable, energy efficient and strive to

reduce carbon emissions, leading to energy, cost and maintenance savings over the entire life of the building. In becoming a member of the UK Green Building Council, Goodman is committed to supporting the council in

its mission: “to dramatically improve the sustainability of the built environment by radically transforming the way it is planned, designed, constructed, maintained and operated.”

local demographics+

EM Airport

358,477

tonnes of air cargo in 2017



95%

of the UK population can
be accessed within a 4
hour HGV drive time



people within a 3 hour HGV drive time



LOCAL AVERAGE WAGES

Manager

£35,000

Forklift Driver

£17,000

HGV Driver

£24,000

Warehouse Operator

£15,500



Working age population 16-64

664,200

Job seekers

31,500

*Leicestershire

accessibility+

Road

Leicester Commercial Park is immediately adjacent to J21 of the M1 and J3 of the M69, providing fast access to the national motorway network.

	Miles
M1 J21, M69 J3	1
DIRFT	20
M6 J1 / A14	21
Coventry	27
Birmingham	40
M25 J21 / M1	77
London	100
Manchester	106

Port

Key sea freight ports can be reached within 2½ hours.

	Miles
Immingham	100
Tilbury	125
London Gateway	125
Southampton	139
Felixstowe	146
Dover	181

Airport

Located in the heart of the East Midlands, Leicester Commercial Park provides easy access to numerous airport connections for both cost effective business flights and freight services.

	Miles
East Midlands	20
Birmingham	32
Luton	70
London Heathrow	99
Manchester	100
Stansted	105
London City	117
London Gatwick	135

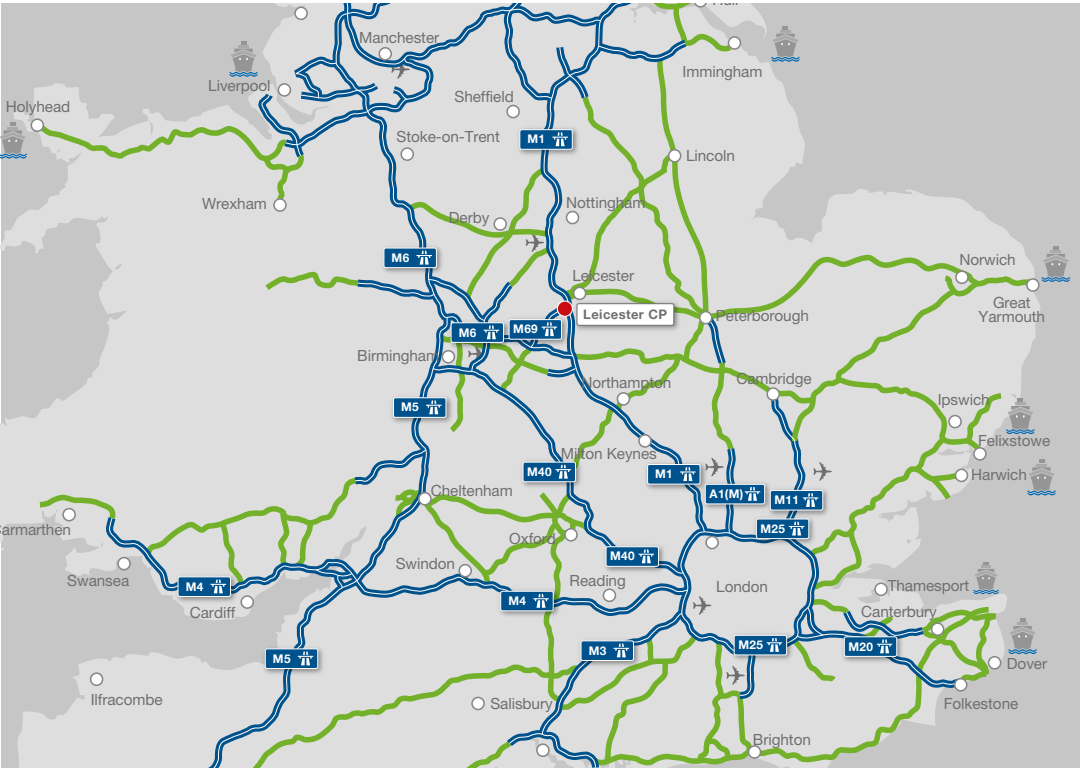
Rail

DIRFT is within 20 miles and provides national freight services via the West Coast Main Line with direct access to major UK and European destinations.

Leicester Railway Station is within 5 miles and is on the mainline from London St Pancras making Leicester the first principal city on the mainline rail network north out of London.

	Time
Birmingham New Street	50m
London St Pancras International	1hr 06m

Sources: Distances by Google Maps



Leicester Commercial Park

Sat Nav: LE19 4AS

location+

A well-established distribution location immediately adjacent to junction 21 of the M1 motorway, at the intersection of the M69.

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These particulars are believed to be correct at publication date (October 2018), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.



Delivered in partnership with  **Wilson Bowden**
Developments

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