



HINCKLEY PARK

J 1 • M 6 9



ILLUSTRATIVE CGI

18 ACRE

INDUSTRIAL & MANUFACTURING SITE

UP TO 450,000 SQ FT

DESIGN AND BUILD OPPORTUNITIES

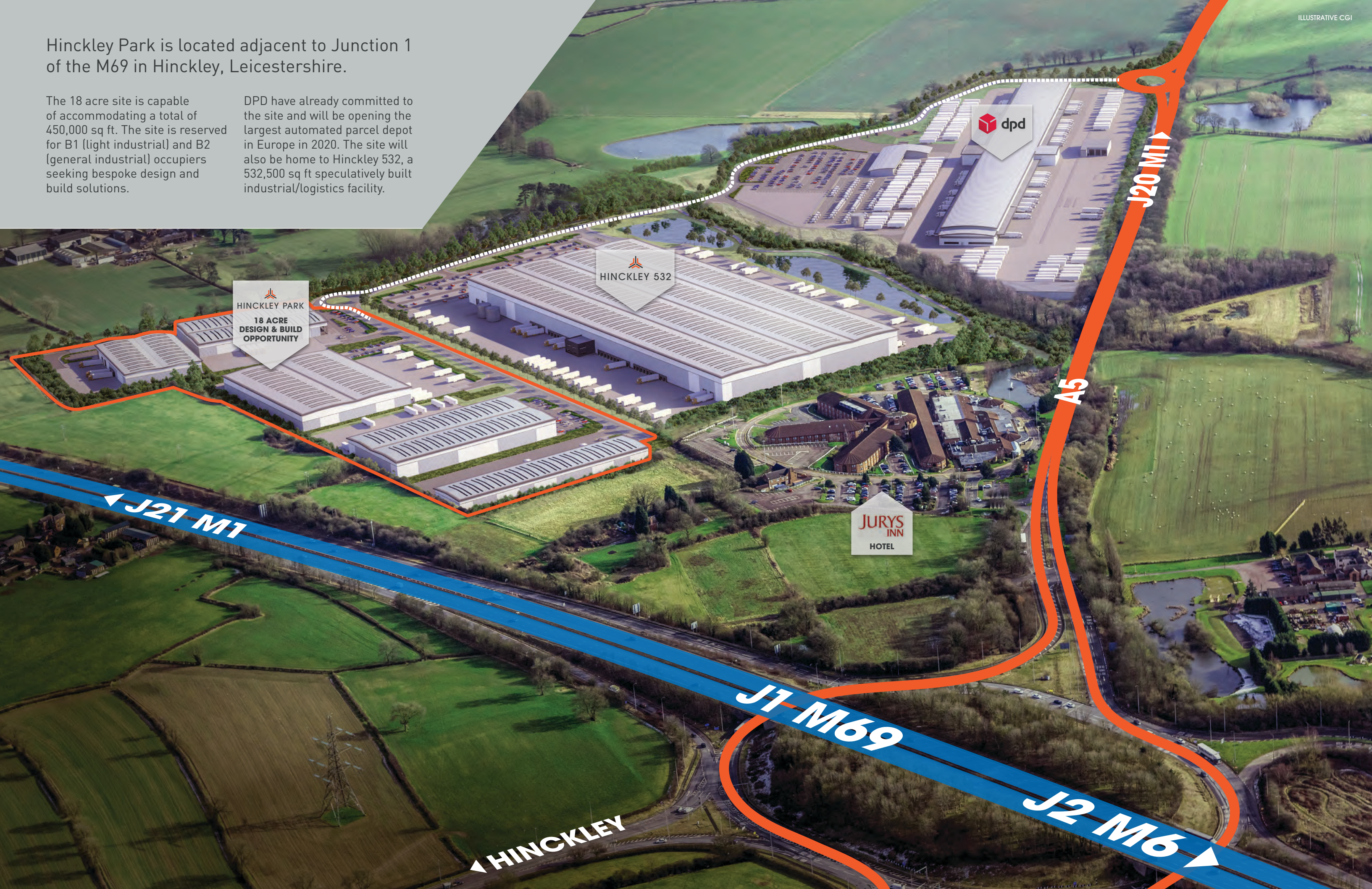
HINCKLEYPARK.CO.UK



Hinckley Park is located adjacent to Junction 1 of the M69 in Hinckley, Leicestershire.

The 18 acre site is capable of accommodating a total of 450,000 sq ft. The site is reserved for B1 (light industrial) and B2 (general industrial) occupiers seeking bespoke design and build solutions.

DPD have already committed to the site and will be opening the largest automated parcel depot in Europe in 2020. The site will also be home to Hinckley 532, a 532,500 sq ft speculatively built industrial/logistics facility.



HINCKLEY PARK
18 ACRE
DESIGN & BUILD
OPPORTUNITY

HINCKLEY 532

JURYS INN
HOTEL

dpd

J20 M1

A5

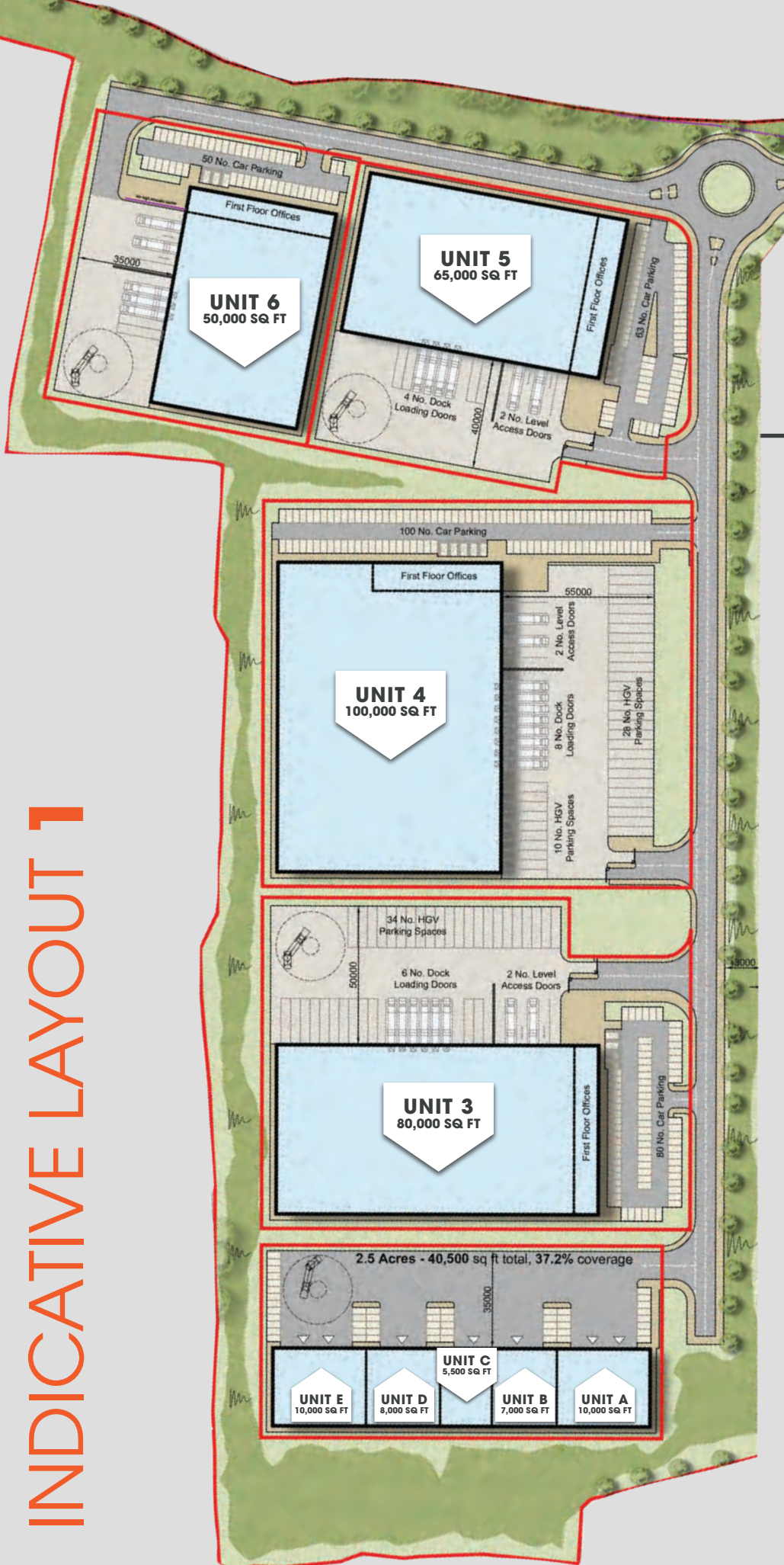
J1 M69

J2 M6

HINCKLEY

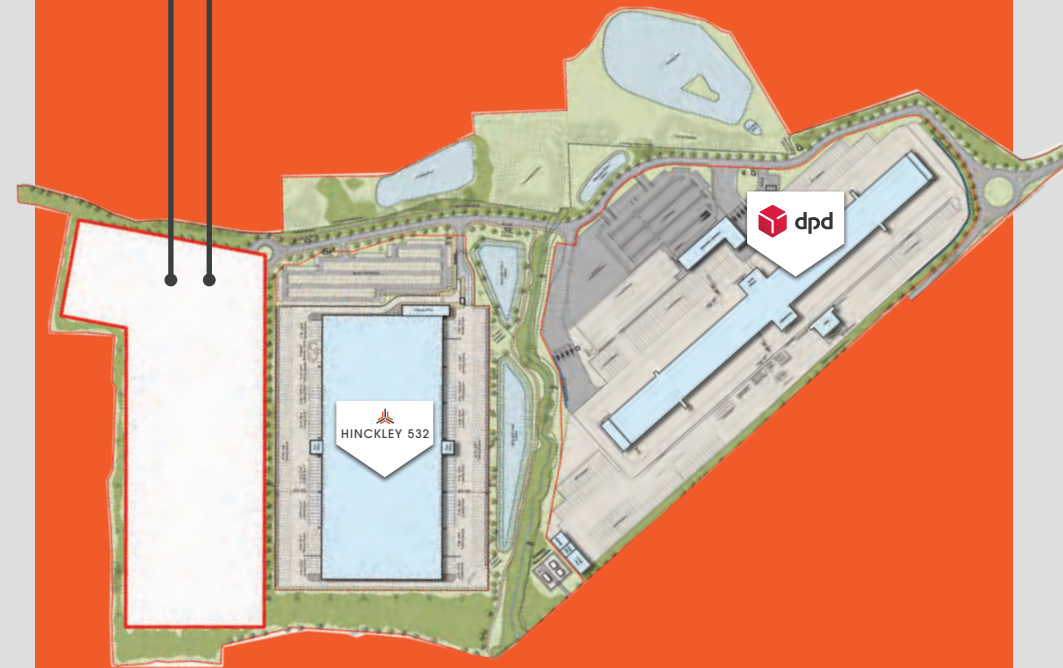
J21 M1

INDICATIVE LAYOUT 1



HINCKLEY PARK

J1 • M69

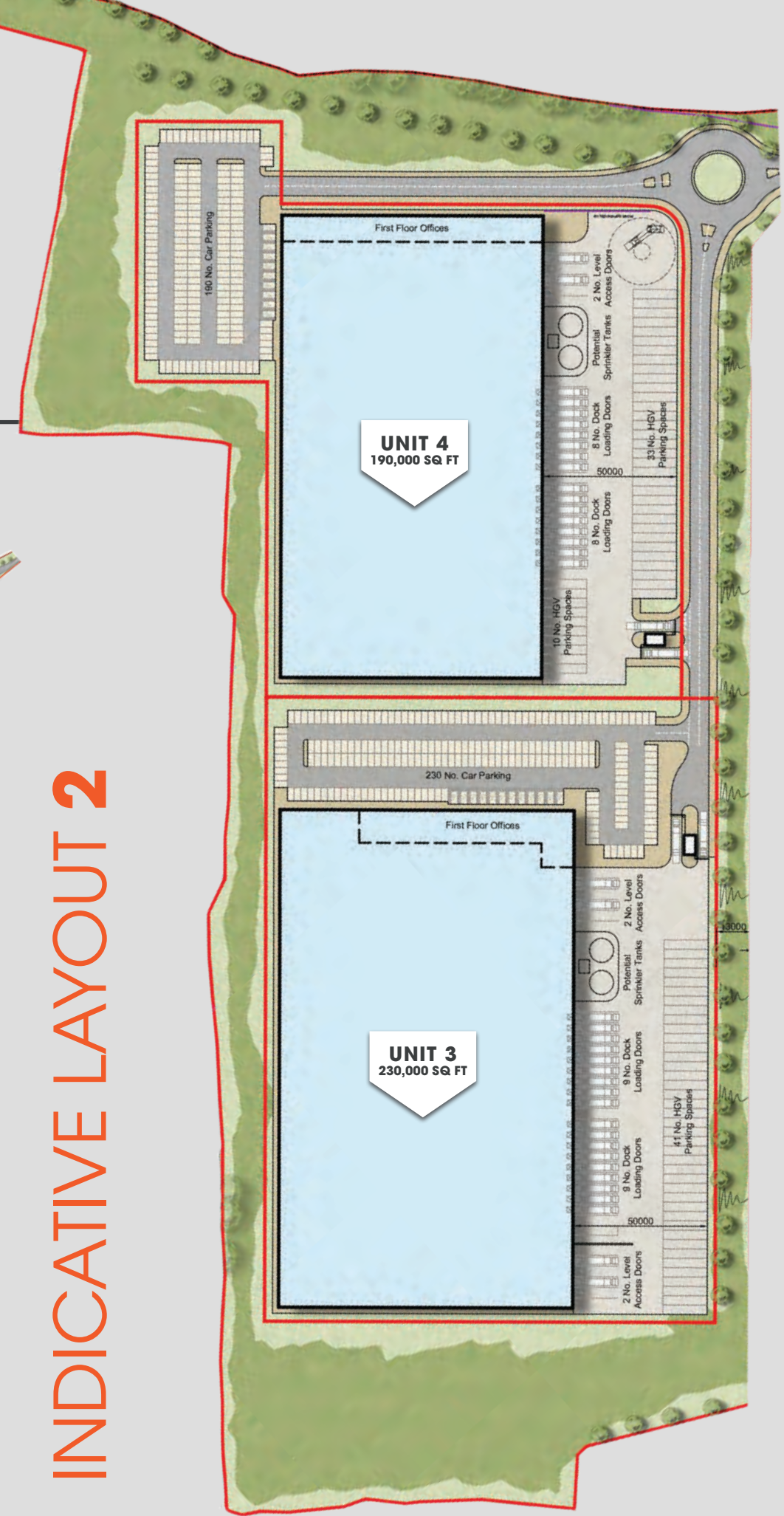


Bespoke Design & Build

- 18 acre site for B1 and B2 users
- 450,000 sq ft of development
- Enquiries of all sizes are invited.
- The site has a significant power supply, perfectly aligned to the type of users we are looking to work with.



INDICATIVE LAYOUT 2



A GREAT PLACE TO BUILD A BUSINESS



81% OF HINCKLEY & BOSWORTH ARE ECONOMICALLY ACTIVE COMPARED TO 78% NATIONAL AVERAGE

229,128 
PEOPLE EMPLOYED IN MANUFACTURING WAREHOUSING & LOGISTICS WITHIN 30 MINUTES DRIVE TIME

1.3m
WORKING AGE POPULATION WITHIN A 30 MINUTE DRIVE TIME


2,034,288
HOUSEHOLDS WITHIN 30 MINUTES DRIVE TIME †

14,315
ACTIVELY SEEKING WORK WITHIN A 30 MINUTE DRIVE TIME

† Post Office
All other statistics ONS



Hinckley Park provides occupiers with an outstanding opportunity to relocate their business to the region's premier manufacturing destination. Located on the border of the East and West Midlands, the park provides direct accessibility to suppliers, skilled labour and the Midlands supply chain.

ILLUSTRATIVE CGI

DRIVING DISTANCES

CITIES	miles
Coventry	10.5
Leicester	12.6
Birmingham	28
Northampton	30.6
Nottingham	39.7
Derby	40.1

MOTORWAYS	miles
M69	0.2
M6 J2	6.5
M1 S J20	9.5
M1 N J21	9.8



Source: Google Maps



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LOCATION

Hinckley Park is strategically located adjacent to the M69 and 6.5 and 9.5 miles from the M6 and M1 respectively. The park is just a short drive from Leicester and Coventry and within an hour's drive of Birmingham and East Midlands Airports and BIFT and Hams Hall railports. The site is well positioned for easy and quick access to a number of the UK's major car manufacturing plants, making it perfect for "just in time" deliveries.

ABOUT IM PROPERTIES

Since IM Properties was founded in 1987, the company has established itself as one of the UK's largest privately-owned investor developer, with an enviable track record of delivery across all sectors of commercial real estate. Over the last 20 years alone, IM Properties have developed over 6m sq ft of

commercial real estate becoming renowned in the industry for the consistent delivery of strategically located, award-winning schemes. Now, in its 30th year, the business has grown to encompass a real estate portfolio valued in excess of £1bn, producing shareholder returns that consistently outperform the market.

For further information contact the joint agents:



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