

TUNGSTEN PARK **// LIME KILNS HINCKLEY**

ALL ENQUIRIES **TWO NEW HIGH QUALITY DETACHED** **INDUSTRIAL/DISTRIBUTION UNITS**

26,500 & 37,000 SQ FT
(2,462 & 3,437 SQ M)

LIME KILNS WAY
LIME KILNS BUSINESS PARK
HINCKLEY
LE10 3EL

www.tungstenpark-limekilns.com



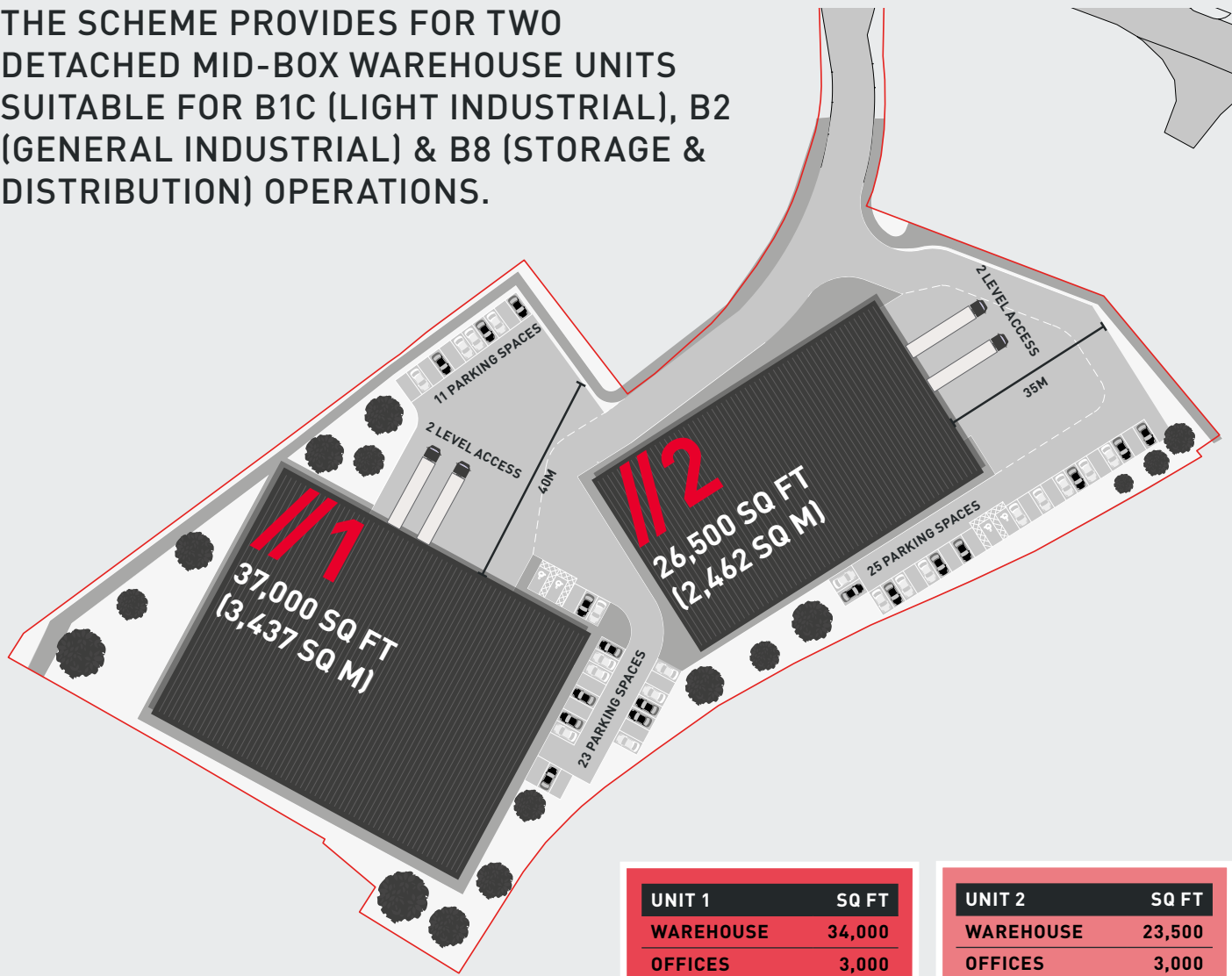
URBAN LOGISTICS
REIT PLC

A Development By

TUNGSTEN
PROPERTIES

OPERATIONAL FLEXIBILITY

THE SCHEME PROVIDES FOR TWO DETACHED MID-BOX WAREHOUSE UNITS SUITABLE FOR B1C (LIGHT INDUSTRIAL), B2 (GENERAL INDUSTRIAL) & B8 (STORAGE & DISTRIBUTION) OPERATIONS.



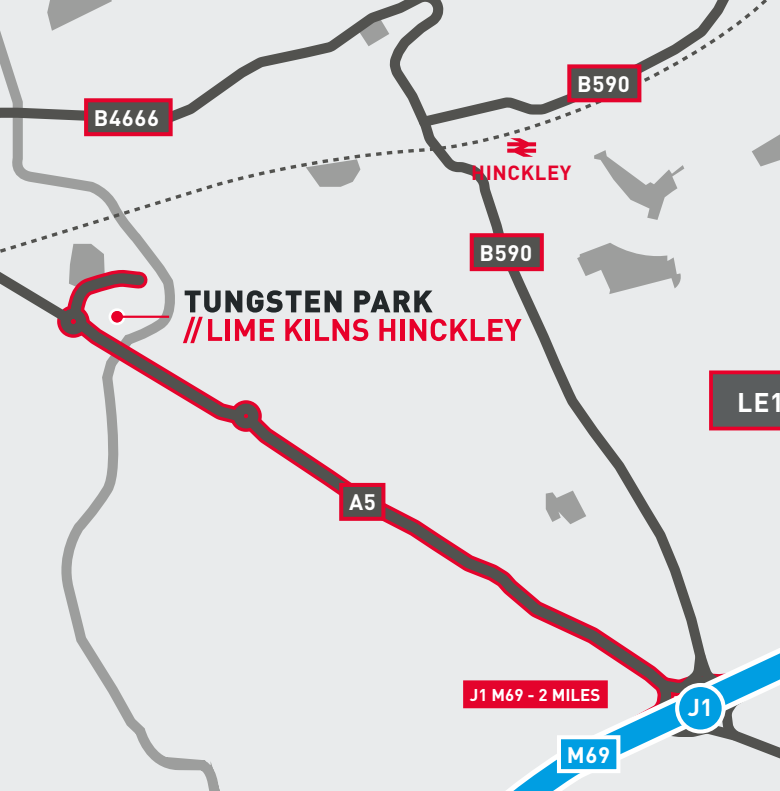
UNIT 1	SQ FT
WAREHOUSE	34,000
OFFICES	3,000
TOTAL GIA	37,000
EAVES HEIGHT	8M
LEVEL ACCESS	2
CAR PARKING	34
YARD DEPTH	40M

UNIT 2	SQ FT
WAREHOUSE	23,500
OFFICES	3,000
TOTAL GIA	26,500
EAVES HEIGHT	8M
LEVEL ACCESS	2
CAR PARKING	25
YARD DEPTH	35M

PROPOSED LAYOUT PLAN, NOT TO SCALE

UNIT SPECIFICATION			
OFFICE		WAREHOUSE	EXTERNALS
FIRST FLOOR OFFICES	LED LIGHTING	TARGET EPC RATING OF B	LED LIGHTING
RAISED FLOORS	COMFORT COOLING	FLOOR LOADING 37.5KN/M2	LANDSCAPED ENVIRONMENT
SUSPENDED CEILINGS	MALE & FEMALE WCS	10% NATURAL ROOF LIGHTS	MAIN SERVICES WILL BE PROVIDED
FULLY CARPETED	DISABLED WCS	175KVA POWER SUPPLY PER UNIT	





DEMOGRAPHICS



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



2,034,288 HOUSEHOLDS
WITHIN 30 MINUTE
DRIVE TIME

SOURCE: ONS/ROYAL MAIL

DRIVE TIMES / DISTANCE TO

	TIME	MILES
M69 J1	5 MINS	2
M6 J2	13 MINS	9
M1 J21	13 MINS	12
M42 J10	20 MINS	12
M1 J18	25 MINS	16
LEICESTER	26 MINS	15
COVENTRY	26 MINS	16
BIRMINGHAM	39 MINS	28

SOURCE: GOOGLE MAPS

A STRATEGIC LOCATION

TUNGSTEN PARK LIME KILNS IS WITHIN A PRIME LOGISTICS LOCATION JUST 2 MILES FROM J1 OF THE M69. BEING SITUATED ON THE A5 PROVIDES A STRATEGIC LINK TO J10 OF THE M42 (TAMWORTH) & J18 OF THE M1 (DIRFT/ CRICK).

BUSINESS RATES

THE RATEABLE VALUE FOR THE UNITS IS TO BE ASSESSED UPON COMPLETION OF THE DEVELOPMENT. INTERESTED PARTIES ARE ADVISED TO CONTACT HINCKLEY & BOSWORTH BOROUGH COUNCIL - 01455 238141.

LEASE TERMS

BOTH UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS. FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



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