

TUNGSTEN PARK
// BARDON

TO LET
FOUR HIGH SPECIFICATION
INDUSTRIAL/LOGISTIC UNITS

21,250-92,000 SQ FT
AVAILABLE Q1 2020

BARDON ROAD,
JUNCTION 22 M1,
LE67 1TL

www.tungstenpark.com

A Development By

TUNGSTEN
PROPERTIES

TUNGSTEN PARK //BARDON

LE67 1TL

//MCLAREN

03

//AMAZON

//GRAPHIC PACKAGING

//SECURE RETAIL

//MTS LOGISTICS

//ALLPORT LOGISTICS

//VOLVO

//TOWN & COUNTRY

//CHARWOOD

//BOARD 24

//DHL

//PURA BATHSROOMS

//ANTALIS

//FACTORY RETROFITS

//NESTLE

← //M1 J22

//A511

//GRANGE ROAD

A RECOGNISED HUB FOR LOGISTICS

TUNGSTEN PARK BARDON IS SITUATED IN A PRIME LOGISTICS LOCATION, WHICH OFFERS ACCESS TO 85% OF THE UK'S POPULATION WITHIN A 4.5 HOUR HGV DRIVE TIME.

HIGHLY REGARDED AND WELL ESTABLISHED FOR WAREHOUSE, DISTRIBUTION AND MANUFACTURING USES, OCCUPIERS INCLUDE DHL, AMAZON, BUNZL, VOLVO, LAURA ASHLEY AND NESTLE.

//A511

//A42(M) J13

//LE67 1TL

INDICATIVE CGI AERIAL

BUILT FOR YOUR BUSINESS

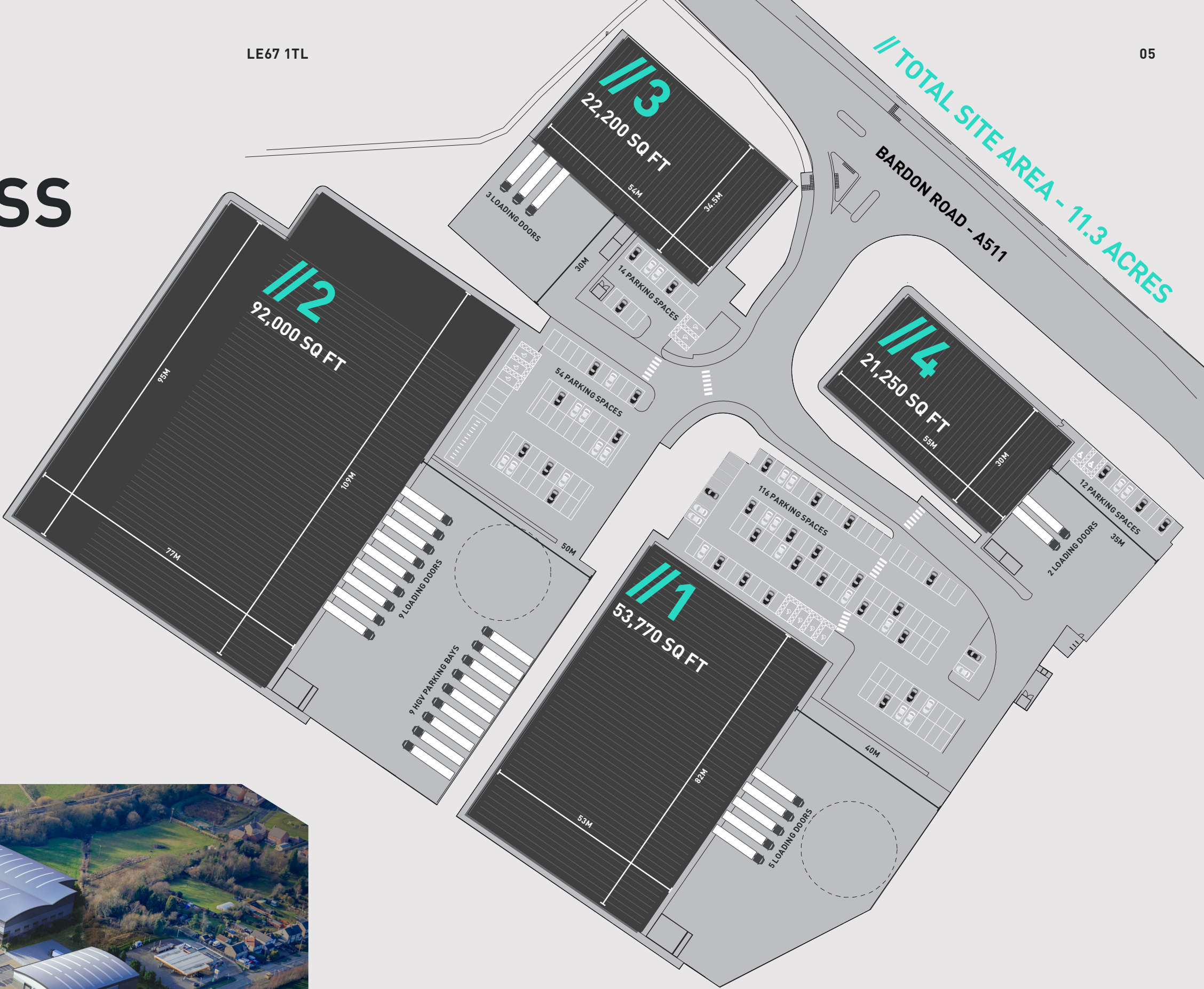
UNIT SPECIFICATION

UNIT 1	SQ FT
WAREHOUSE	47,000
OFFICES	6,770
TOTAL GIA	53,770
EAVES HEIGHT	8M
LOADING DOCKS	2
LEVEL ACCESS	3
CAR PARKING	116
YARD DEPTH	40M

UNIT 2	SQ FT
WAREHOUSE	87,500
OFFICES	4,500
TOTAL GIA	92,000
EAVES HEIGHT	12.5M
LOADING DOCKS	6
LEVEL ACCESS	3
CAR PARKING	54
YARD DEPTH	50M

UNIT 3	SQ FT
WAREHOUSE	20,000
OFFICES	2,200
TOTAL GIA	22,200
EAVES HEIGHT	8M
LEVEL ACCESS	3
CAR PARKING	14
YARD DEPTH	30M

UNIT 4	SQ FT
WAREHOUSE	17,750
OFFICES	2,600
TOTAL GIA	21,250
EAVES HEIGHT	8M
LEVEL ACCESS	2
CAR PARKING	12
YARD DEPTH	35M



SPECIFICATION			
OFFICE		WAREHOUSE	EXTERNALS
FIRST FLOOR OFFICES	LED LIGHTING	TARGET EPC RATING OF A	SECURE YARDS
RAISED FLOORS	COMFORT COOLING	FLOOR LOADING 50KN/M2	LED LIGHTING
SUSPENDED CEILINGS	MALE & FEMALE WCS	15% NATURAL ROOF LIGHTS	LANDSCAPED ENVIRONMENT
FULLY CARPETED	DISABLED WCS	POWER – FROM 150 KVA PER UNIT	

A PROVEN LOGISTICS LOCATION



£10.53 - AVERAGE HOURLY WAGE IS 25% LOWER THAN THE NATIONAL AVERAGE




993,000 ECONOMICALLY ACTIVE PEOPLE WORK WITHIN 20KM



9.4% OF LOCAL WORKFORCE EMPLOYED IN TRANSPORT & STORAGE



4.9% OF LOCAL WORKFORCE UNEMPLOYED - HIGHER THAN THE UK AVERAGE



TRANSPORT AND STORAGE EMPLOYS CIRCA 7.2% AGAINST A NATIONAL AVERAGE OF 4.7%



FORKLIFT DRIVER £17,000
WAREHOUSE OPERATOR £15,500



15 MILES TO EAST MIDLANDS AIRPORT (SHIPPING 358,477 TONES OF AIR CARGO IN 2017)



13.1% OF EMPLOYEE JOBS ARE IN MANUFACTURING AGAINST THE NATIONAL AVERAGE OF 8.2%

SOURCE: NOMIS

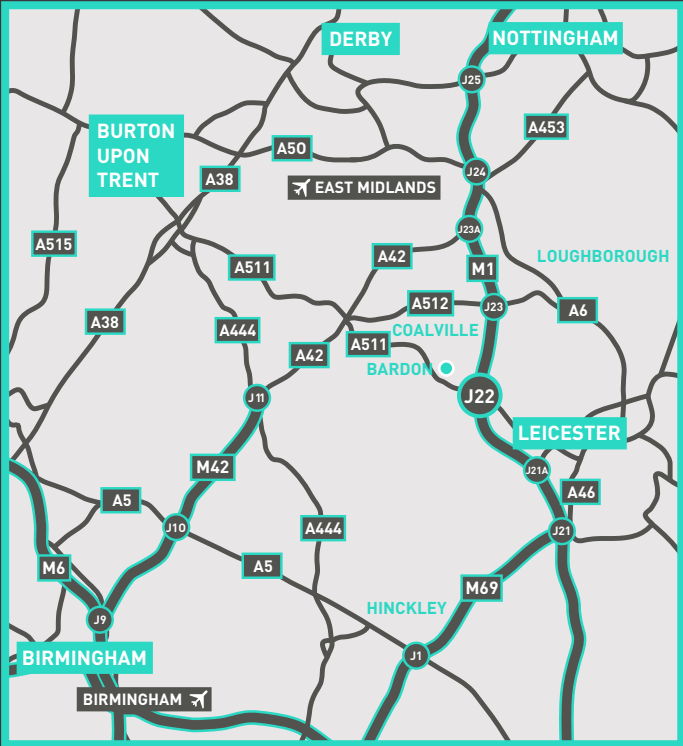
TUNGSTEN PARK BARDON BENEFITS FROM A STRATEGIC LOCATION AND EXCELLENT LABOUR POOL, WHICH WILL SUPPORT THE OPERATIONAL REQUIREMENTS OF THE INDUSTRIAL & LOGISTICS SECTOR.

TUNGSTEN PARK BARDON OCCUPIES A PROMINENT SITUATION ON THE A511, PROVIDING DIRECT ACCESS TO J22 OF THE M1 AND THE WIDER NATIONAL MOTORWAY NETWORK BEYOND.

TRAVEL TIMES

	MILES	
M1 J22	2.5	EAST MIDLANDS AIRPORT
M42 J13	6	BIRMINGHAM AIRPORT
M69 J3	10	MANCHESTER AIRPORT
M6 J1 / A14	24	LONDON HEATHROW
BIRMINGHAM	43	LONDON CITY
MANCHESTER	99.5	LONDON GATEWAY PORT
LONDON	108	FELIXSTOWE PORT
DOVER	190	DOVER PORT

SOURCE: GOOGLE MAPS



FURTHER INFORMATION



ADAM MCGUINNESS
+44 (0)786 094 3735
adam.mcguinness@mwre.co.uk

NICK WADDINGTON
+44 (0)791 277 0618
nick.waddington@mwre.co.uk



ALEX REID
+44 (0)150 923 3433
alex.reid@matherjamie.co.uk

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