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CROSS-DOCK UNIT

SPECULATIVE CONSTRUCTION
AVAILABLE Q3 2019

18M HAUNCH HEIGHT





Hinckley 532 is a new industrial/logistics facility being built to the highest specification.

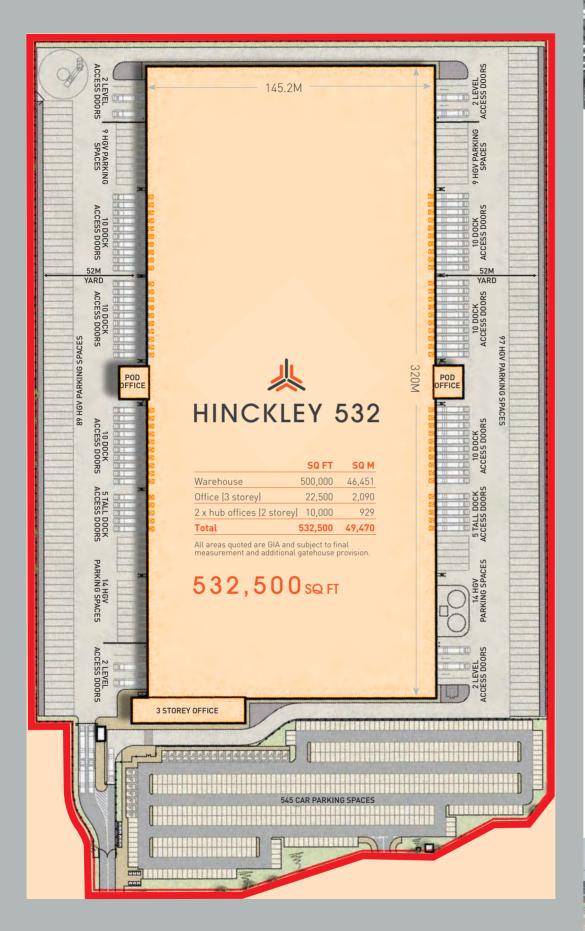
Offering two 52m yards, this cross-dock facility is a rare opportunity to occupy a triple-A unit at the heart of the golden triangle.

As well as standing in a prime location, the building benefits from being in close proximity to a large local workforce.

PEOPLE POWER









OFFICES

- 3 storey air cooled offices (ground floor to shell)
- 2 x 2 storey hub offices

WAREHOUSE

- 18m haunch height
- 70 dock level doors
- 8 level access doors
- Floor 50kN/m²
- 11 tonne rack leg load
- 2MVA installed with up to 8MVA available

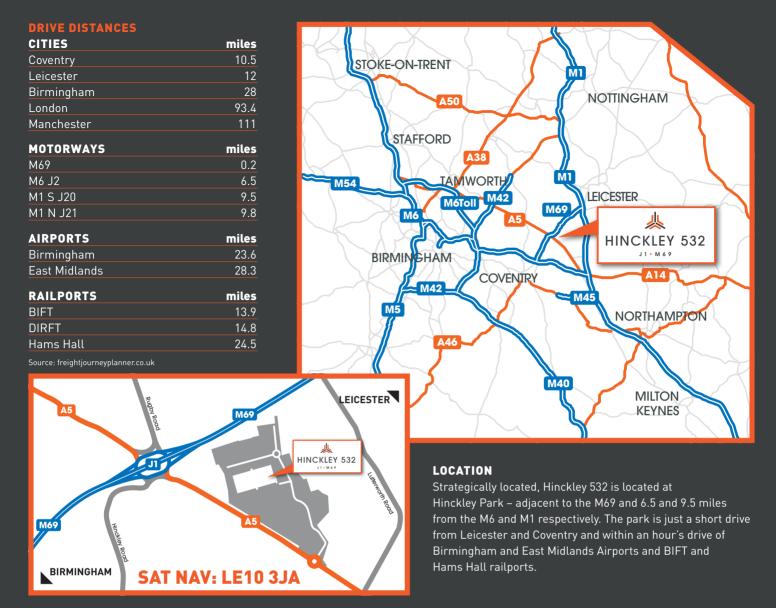
EXTERNAL

- 2 x 52m yard (plus 3m overhang)
- 545 car parking spaces
- 223 HGV parking spaces

ENVIRONMENTAL

- 10 electric car charging points
- Photovoltaics (PV) ready roof capacity
- Target EPC rating of "A"
- Target BREEAM "very good"





HINCKLEYPARK.CO.UK



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.

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