



# HINCKLEY 532

J 1 • M 6 9



ILLUSTRATIVE CGI

**532,500** SQ FT

CROSS-DOCK UNIT

SPECULATIVE CONSTRUCTION  
AVAILABLE Q3 2019

18M HAUNCH HEIGHT

[HINCKLEYPARK.CO.UK](http://HINCKLEYPARK.CO.UK)







ILLUSTRATIVE CGI



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

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

**229,128**  
PEOPLE EMPLOYED  
IN LOGISTICS  
WAREHOUSING &  
MANUFACTURING  
WITHIN 45 MINUTES  
DRIVE TIME

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

† Post Office  
All other statistics ONS



## HINCKLEY PARK

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

DPD have already committed to the site and will be opening the largest automated parcel depot in Europe in 2020.



ILLUSTRATIVE CGI

**DPD**  
318,254 SQ. FT.  
PARCEL HUB  
UNDER  
CONSTRUCTION

**HINCKLEY 532**

**HINCKLEY PARK**  
18 ACRE  
DESIGN & BUILD  
OPPORTUNITY

**JURYS  
INN  
HOTEL**

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

**1.3m**  
WORKING AGE  
POPULATION  
WITHIN A 45 MINUTE  
DRIVE TIME

† Post Office  
All other statistics ONS





## DRIVE DISTANCES

CITIES	miles
Coventry	10.5
Leicester	12
Birmingham	28
London	93.4
Manchester	111

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

AIRPORTS	miles
Birmingham	23.6
East Midlands	28.3

RAILPORTS	miles
BIFT	13.9
DIRFT	14.8
Hams Hall	24.5

Source: freightjourneyplanner.co.uk



## LOCATION

Strategically located, Hinckley 532 is located at Hinckley Park – 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.

**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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