



HINCKLEY 532

J 1 • M 6 9



ILLUSTRATIVE CGI

532,500 SQ FT

CROSS-DOCK UNIT

SPECULATIVE CONSTRUCTION
AVAILABLE Q4 2019

18M HAUNCH HEIGHT

HINCKLEYPARK.CO.UK





ILLUSTRATIVE CGI



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



HINCKLEY 532

HINCKLEY PARK
18 ACRE
DESIGN & BUILD
OPPORTUNITY

JURYS
INN
HOTEL

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

Offering two 55m 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

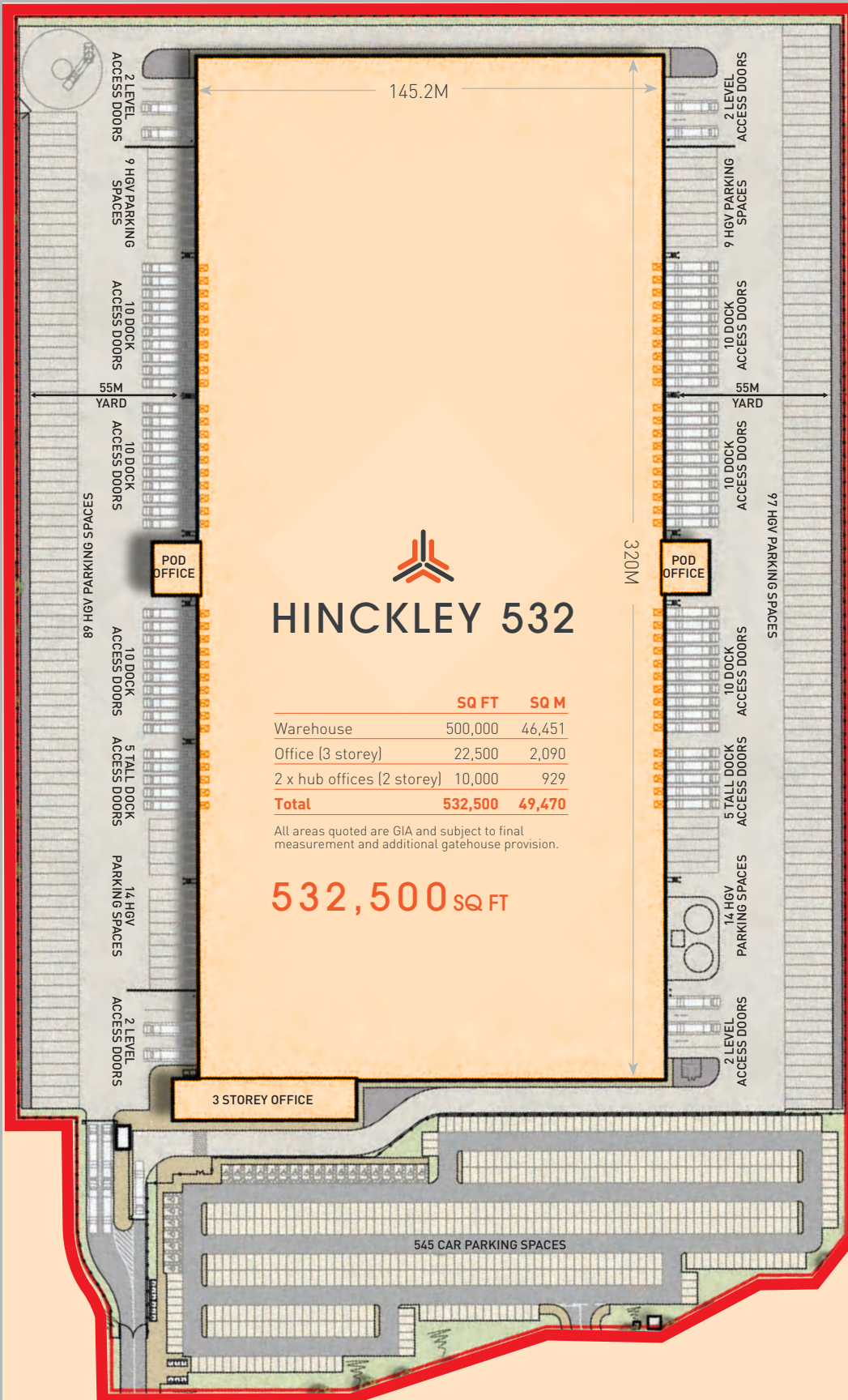
81%
OF HINCKLEY &
BOSWORTH ARE
ECONOMICALLY
ACTIVE
COMPARED TO 78%
NATIONAL AVERAGE

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

† Post Office
All other statistics ONS



Building Specification

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 55m yards
- 545 car parking spaces
- 232 HGV parking spaces

ENVIRONMENTAL

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



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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