

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



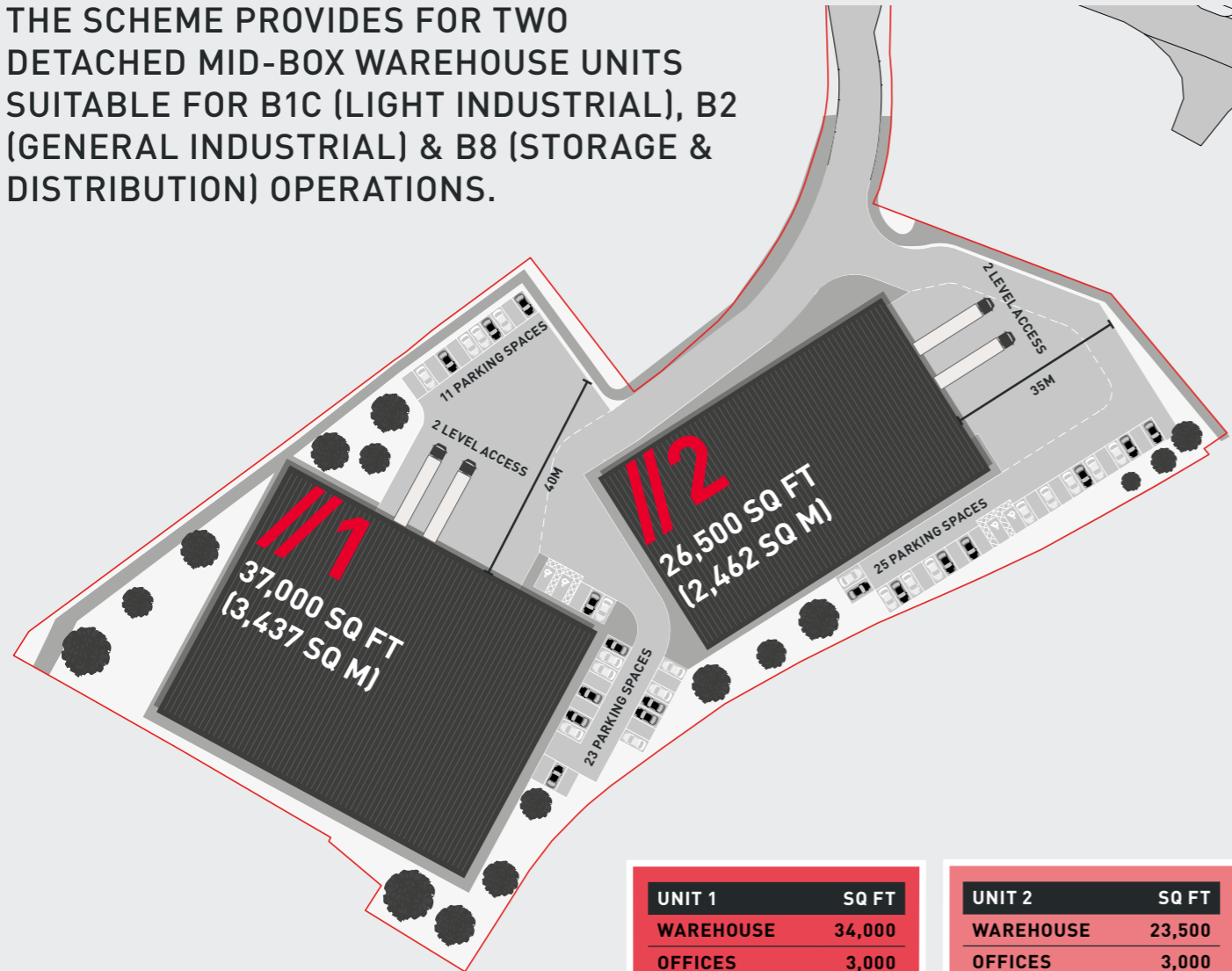
URBAN LOGISTICS
REIT PLC

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	UNIT 2	SQ FT
WAREHOUSE	34,000	WAREHOUSE	23,500
OFFICES	3,000	OFFICES	3,000
TOTAL GIA	37,000	TOTAL GIA	26,500
EAVES HEIGHT	8M	EAVES HEIGHT	8M
LEVEL ACCESS	2	LEVEL ACCESS	2
CAR PARKING	34	CAR PARKING	25
YARD DEPTH	40M	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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