

*mountpark*  
*bardon II*

# SCALE. BESPOKE. ESTABLISHED.

PRIME MIDLANDS DISTRIBUTION DEVELOPMENT FORMING THE SECOND PHASE OF THE WELL-ESTABLISHED MOUNTPARK BARDON. M1 JCT 22.

DESIGN & BUILD SOLUTIONS AVAILABLE FOR  
**200,000 SQ FT TO 1.3 MILLION SQ FT.**

LE67 1FA

[www.mountpark.com/bardon](http://www.mountpark.com/bardon)

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# OVERVIEW.

A PRIME MIDLANDS DISTRIBUTION/LOGISTICS DEVELOPMENT FORMING THE SECOND PHASE OF MOUNTPARK BARDON. THE DEVELOPMENT BOASTS THREE FUNDAMENTAL BENEFITS:

**SCALE.** OUTLINE PLANNING CONSENT FOR UP TO 1.3 MILLION SQ FT.

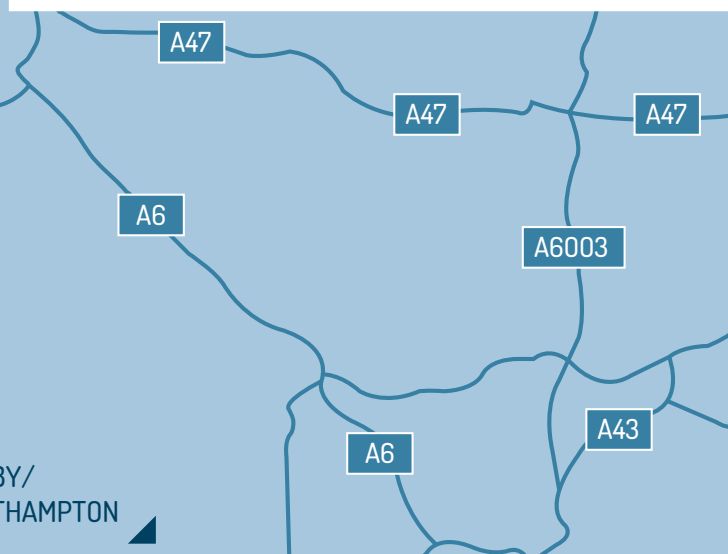
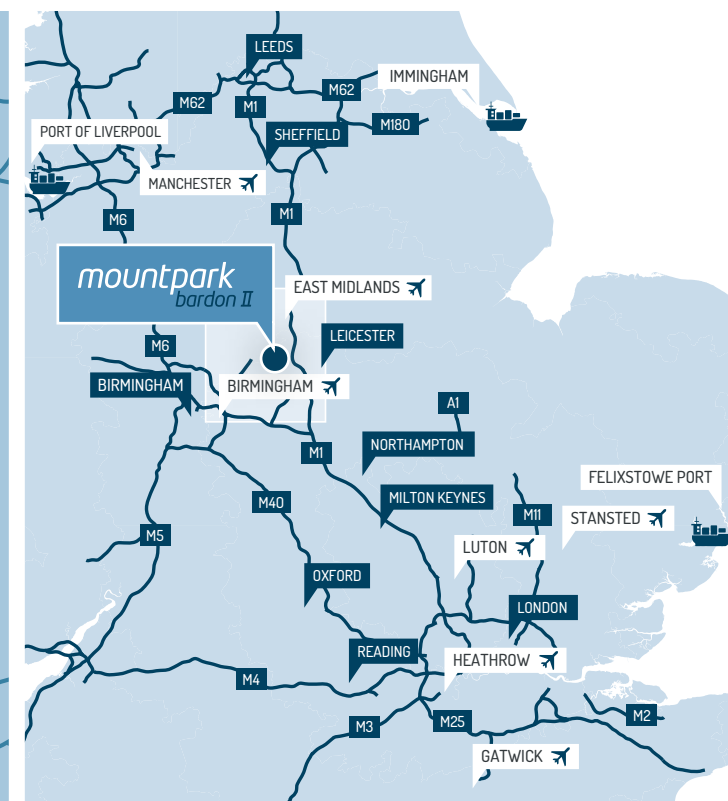
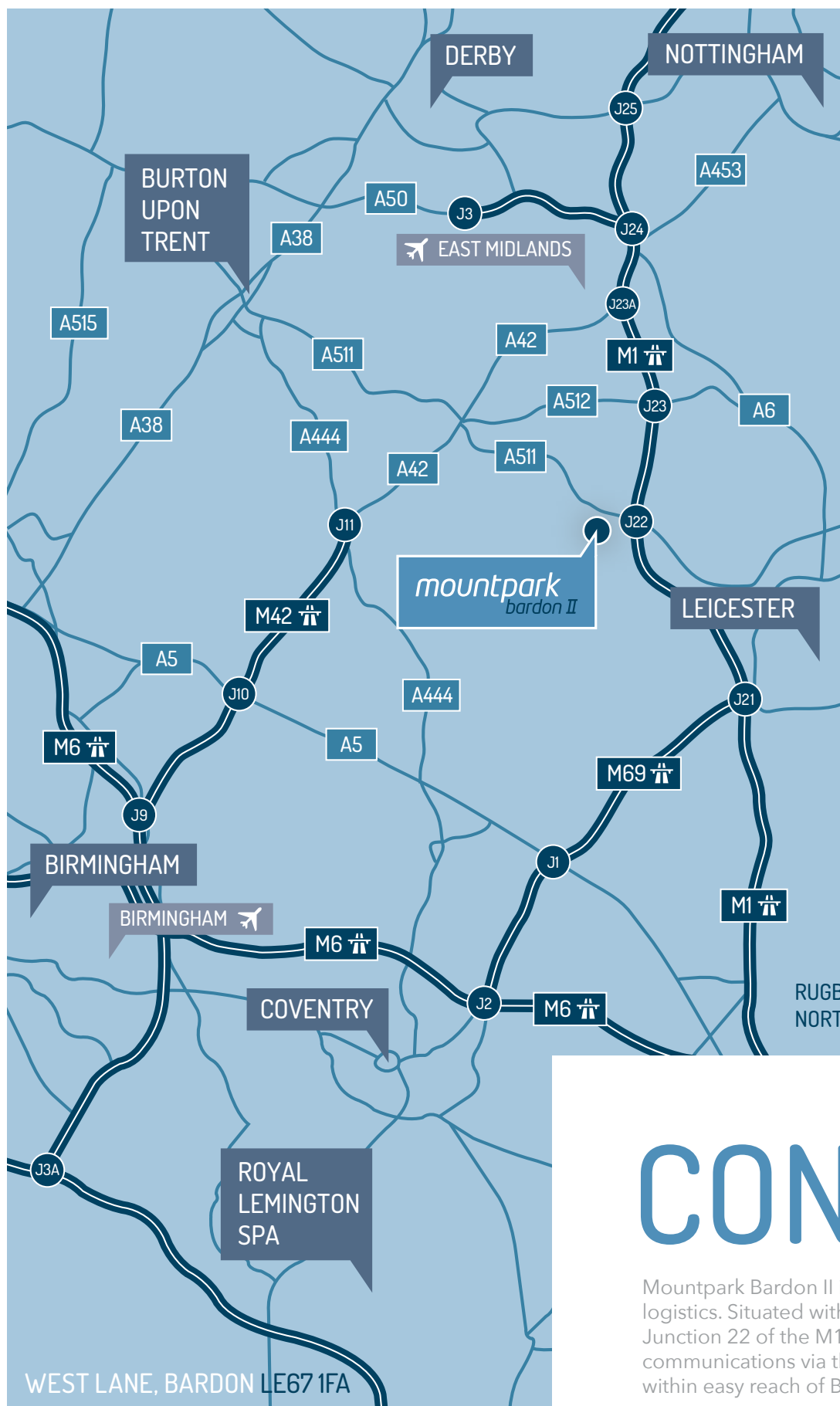
**BESPOKE.** BUILT TO SUIT SOLUTIONS AVAILABLE FOR VARYING UNIT SIZES TO ACCOMMODATE OCCUPIERS' SPECIFIC REQUIREMENTS.

**ESTABLISHED.** PROVEN DISTRIBUTION LOCATION SOUGHT AFTER BY A MIXTURE OF RETAILERS AND LOGISTICS OPERATORS.

...WE'RE READY TO TALK, NOW.



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# CONNECTED.

Mountpark Bardon II is ideally located for national and international logistics. Situated within the Golden Triangle, only 2.5 miles from Junction 22 of the M1, the development has excellent transport communications via the National Motorway network and is within easy reach of Birmingham and East Midlands Airports.



# LINKED.

Logistics and supply chain efficiencies are all about location and Mountpark Bardon II is strategically located for that reason.

The site benefits from an excellent labour pool, drawn from a large catchment of Nottinghamshire and Leicestershire with a total population of 2,142,600. Approximately 85% of the UK's population is accessible within a 4.5 hour HGV drive time.

2.5 MILES TO  
JCT 22 M1

35 MILES TO  
BIRMINGHAM

13 MILES  
TO M42

86 MILES  
TO M25

19 MILES TO EAST  
MIDLANDS AIRPORT

93 MILES  
TO M62

32 MILES  
TO M6

156 MILES TO  
FELIXSTOWE PORT

# SCALE.

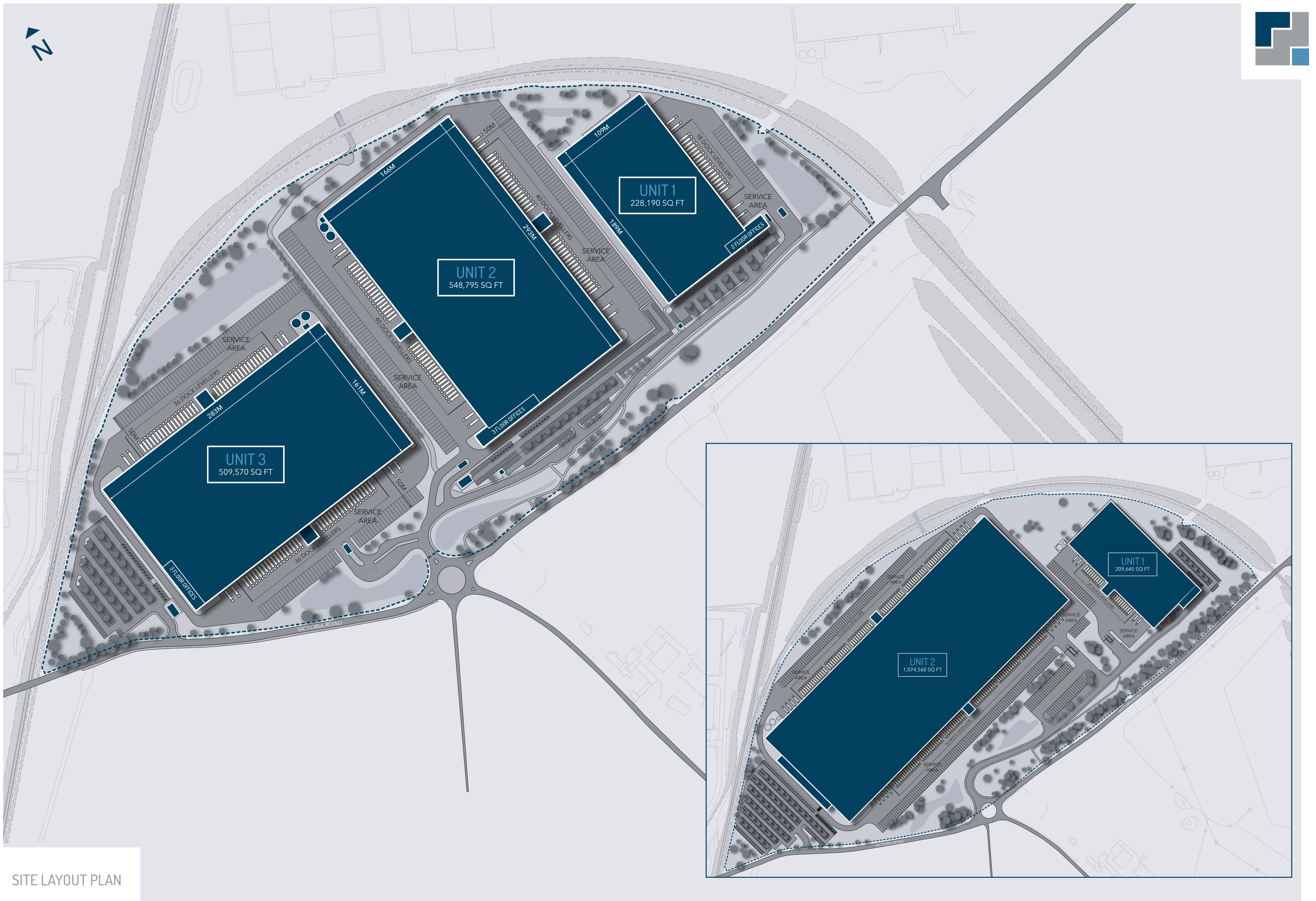
The scheme provides a rare opportunity to develop a building on an unrivalled scale. Mountpark Bardon II extends to 72.63 acres with consent to accommodate a single unit up to 1.3 million sq ft.

# ESTABLISHED.

Bardon is an established and proven location for logistics / warehouse occupiers given its access to markets in the Midlands, North and South East. Occupiers located at Bardon include DHL, Nestlé, Volvo, Laura Ashley and Amazon.







SITE LAYOUT PLAN

# BESPOKE.

MOUNTPARK BARDON II CAN ACCOMMODATE BUILT TO SUIT SOLUTIONS FROM 200,000 SQ FT UP TO 1.3 MILLION SQ FT TO MEET OUR CUSTOMERS' SPECIFIC REQUIREMENTS. MOUNTPARK WORK CLOSELY WITH OCCUPIERS TO DESIGN THE MOST EFFICIENT AND SUITABLE BUILDINGS IN THE SHORTEST CONSTRUCTION TIMEFRAME.

# SPECIFIED.

Innovation, function and sustainability are demanded in the modern world of logistics, that's why our specifications are unmatched.

## WAREHOUSES

- Logistics warehousing built to Grade A specification
- BREEAM 'Very Good' EPC 'A' rating
- 50 kN/m<sup>2</sup> floor loading
- Up to 18m clear internal height
- Roofing and wall cladding with manufacturer guarantees
- 15% rooflights
- Dock level access doors 1No per 10,000 sq ft

## OFFICES

- Fully finished to Cat A fit out
- Heating, cooling and ventilation systems
- 500 lux lighting

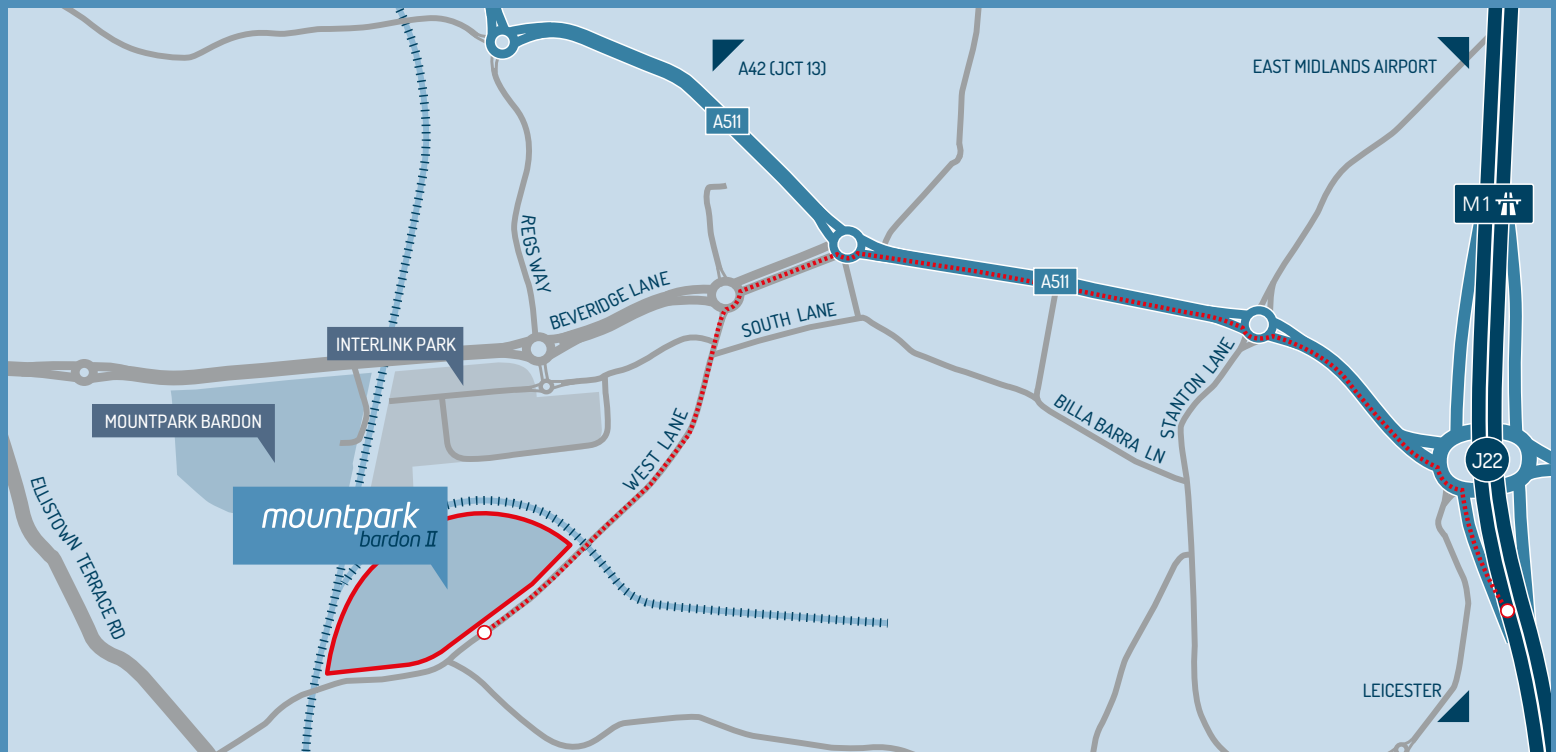
## EXTERNAL AREAS

- 50m service yards with trailer parking
- Car parking areas with separate access
- Low maintenance, landscaped environment
- Security gatehouse, entrance barriers, fencing and gates

FIND OUT MORE AT:  
[www.mountpark.com/bardon](http://www.mountpark.com/bardon)



WEST LANE, BARDON LE67 1FA



Mountpark Bardon II is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:



USAA Realco – Europe B.V.



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