

TO LET

103,679 + 128,048 SQ FT
INDUSTRIAL / DISTRIBUTION UNITS

**UNDER CONSTRUCTION
AVAILABLE Q1 2023**

GRIFFEN PARK

LEICESTER

DESFORD
(J21/21A M1)
LEICESTERSHIRE
LE9 9BZ

GRIFFENPARK.CO.UK

**103,679 + 128,048 SQ FT
INDUSTRIAL/
DISTRIBUTION UNITS**

CATERPILLAR

NEOVIA

**UNDER CONSTRUCTION
AVAILABLE Q1 2023**

**M1 (J21)
4 MILES**

NEOVIA



993,000
economically active
people within 20km.

**UNIT 4 : UP TO
510,000 SQ FT**

**PHASE 2: D&B
OPPORTUNITIES**



Leicester's location
allows access to 95% of the
UK within a 4.5 hour drive.

**UNIT 1
128,048 SQ FT**



Home to East Midlands
Airport: The UK's largest
pure cargo airport.

**UNIT 3 : UP TO
170,000 SQ FT**

**UNIT 2
103,679 SQ FT**



Population is forecast to
grow by 14% by 2035, 7.5%
higher than national average.



Manufacturing, Transport
& Storage account for
18% of jobs in the area.

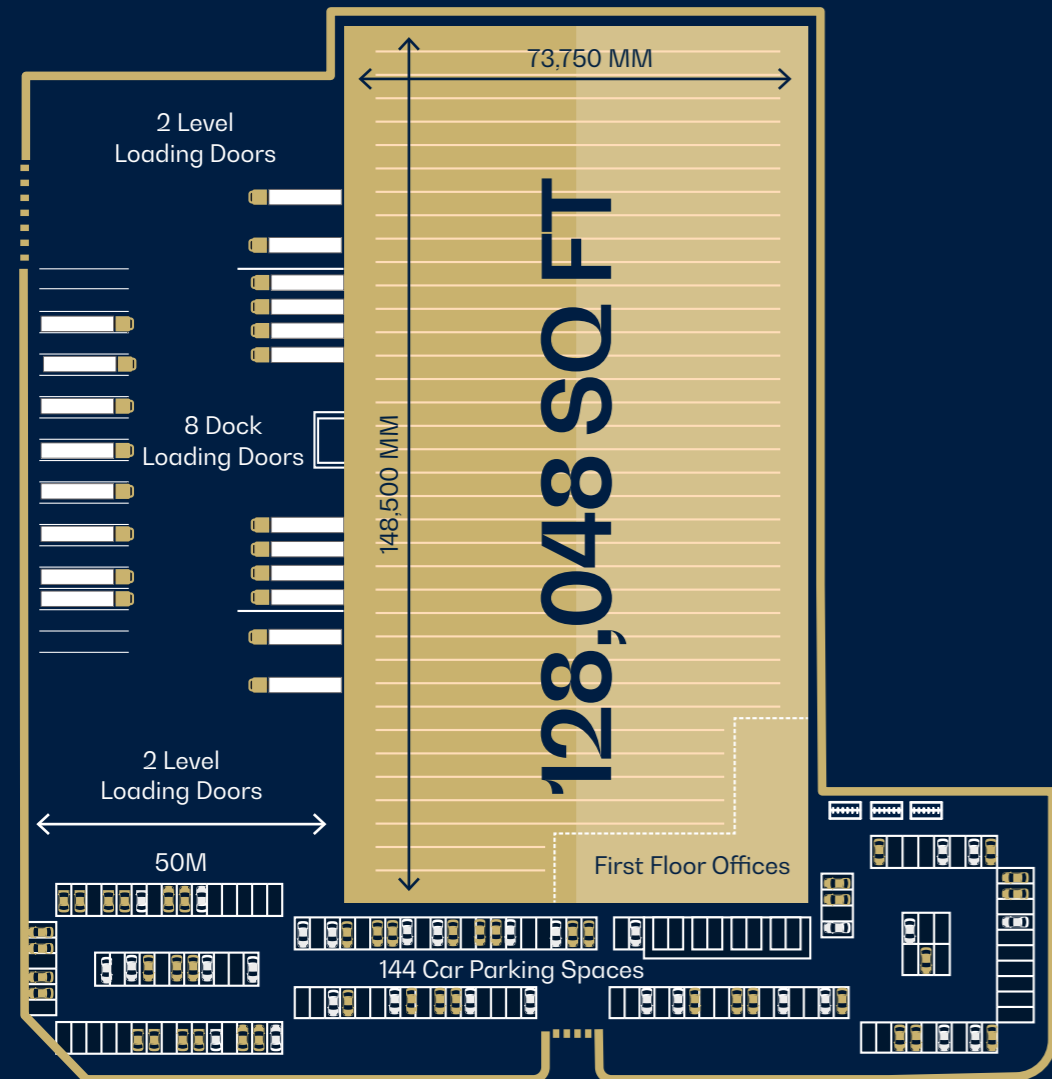
UNIT 1

AVAILABLE TO LET

128,048 SQ FT

(11,896 SQ M)

UNIT 1	SQ FT	SQ M
WAREHOUSE	117,801	10,944
FF OFFICE	4,413	410
SF OFFICE	4,413	410
ADDITIONAL OPS OFFICE	1,421	132
Total	128,048	11,896



4 Level Loading Doors



8 Dock Loading Doors



First Floor Offices



12.5m Minimum Eaves Height



16 HGV Parking Spaces



60kn/m2 Floor Loading



50m Yard Depth



144 Car Parking Spaces



Secure Estate Gatehouse



600kVA Supply



↑ Indicative image of possible Unit 1 loading door setup



Reduction of built in carbon



Recyclable cladding & structure systems



EPC A Target Rating



BREEAM Target Rating Excellent

← Indicative image of possible Unit 1 reception fitout

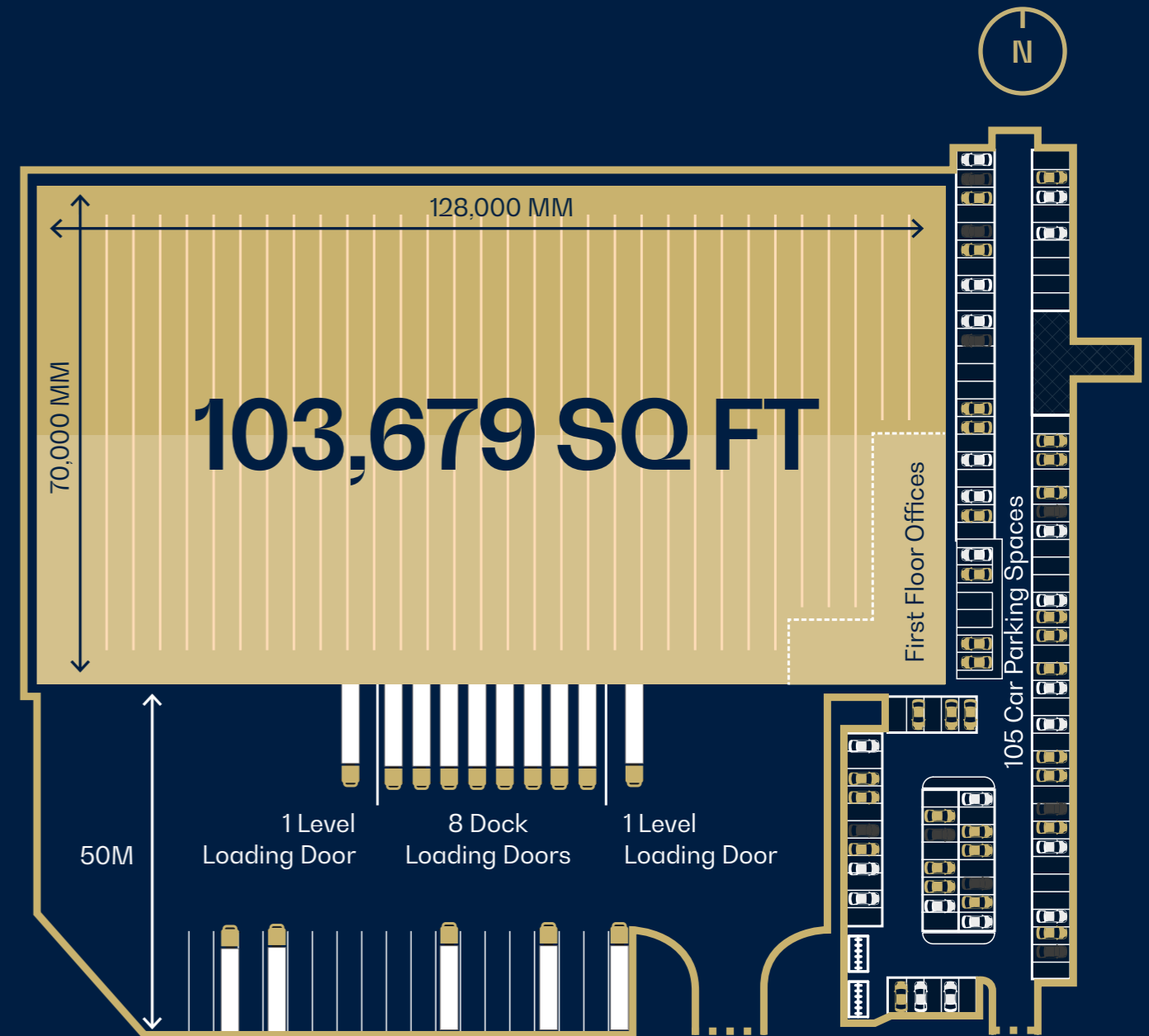
UNIT 2

AVAILABLE TO LET

103,679 SQ FT (9,632 SQ M)

UNIT 2	SQ FT	SQ M
WAREHOUSE	96,445	8,960
FF OFFICE	3,617	336
SF OFFICE	3,617	336
Total	103,679	9,632

- 2 Level Loading Doors
- 8 Dock Loading Doors
- First Floor Offices
- 12.5m Eaves Height
- 18 HGV Parking Spaces
- 60kn/m2 Floor Loading
- 50m Yard Depth
- 105 Car Parking Spaces
- Secure Estate Gatehouse
- 500kVA Supply



SUSTAINABILITY FOCUSED

Griffen Park's sustainability focused construction will target BREEM Excellent standard with a target EPC rating of A, including rooftop PV panels, reduction of built in carbon and use of recyclable materials. These features will enable occupiers to limit their own environmental impact.



Cycle Spaces
Unit 1 : 36
Unit 2 : 24



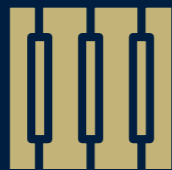
LED lighting



EPC A
Target Rating



Reduction of built
in carbon



15% Roof
lights



Solar panels



Target BREEM
Excellent



Cladding insulation to
BREEM green guide
'A' or 'A+' rating



EV Charging Points
Unit 1 : 8
Unit 2 : 6



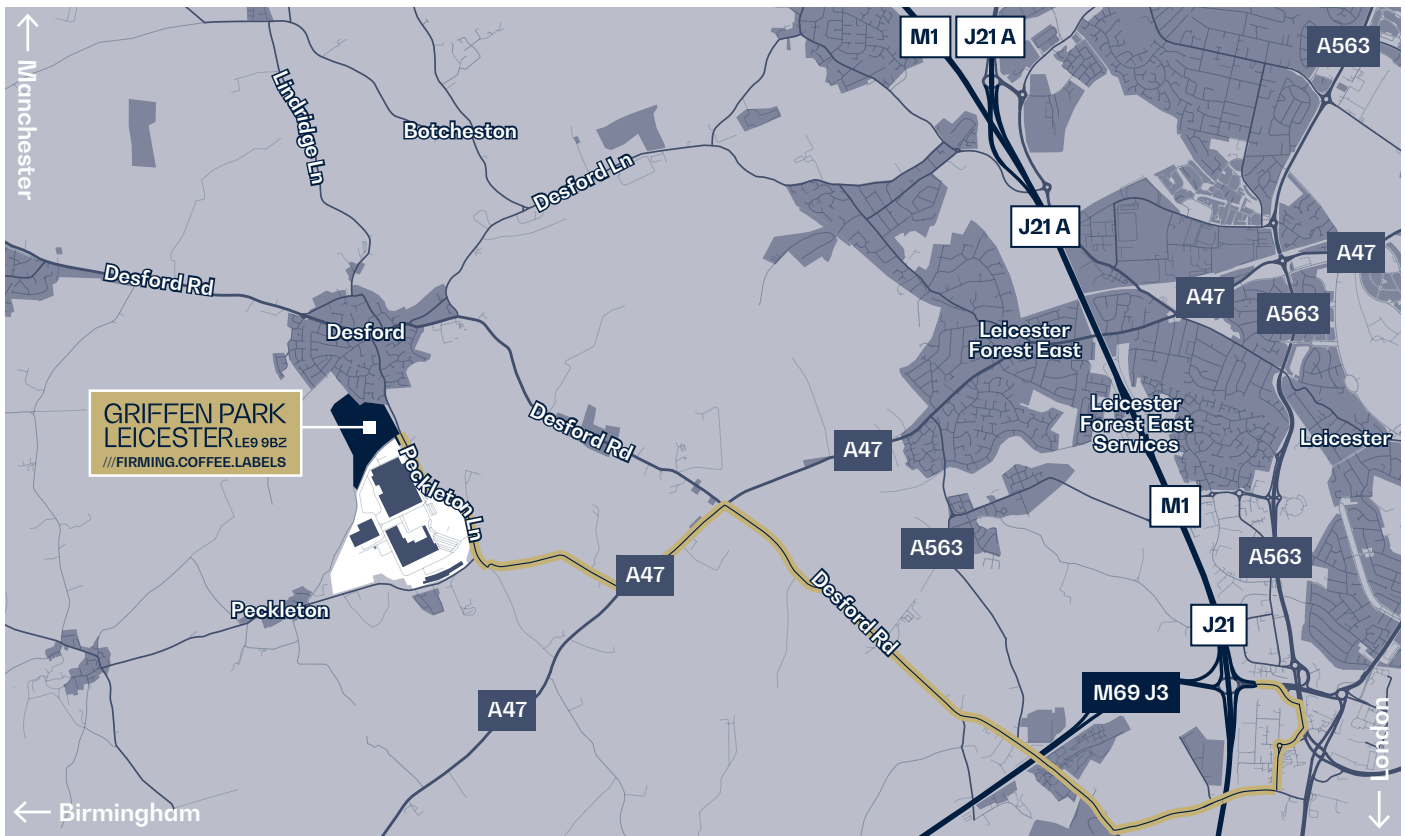
Indicative image of possible Unit 2 loading door setup



Indicative image



Indicative image



LOCATION

Airports	Distance
East Midlands	17 miles
Coventry	23 miles
Birmingham International	33 miles

Ports	Distance
Liverpool	122 miles
London Gateway	128 miles
Felixstowe	151 miles

Destination	Distance
M1 21A	5.7 miles
M69 J3	6.4 miles
Leicester	7.3 miles
M6 J2	16.5 miles
Birmingham	34.4 miles
Central London	104 miles

Rail Freight Terminals	Distance
Birch Coppice	17 miles
Hams Hall	24 miles
Daventry (DIRFT)	25 miles

DELIVERY

www.griffen.co.uk

GRIFFEN

Construction of units 1 & 2 is now underway with practical completion scheduled for Q1 2023. Units of up to 510,000 sq ft can also be accommodated at Griffen Park on a Design and Build basis. Griffen have a track record in procuring industrial and warehouse facilities within deliverable timescales.

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