

TO LET

103,679 SQ FT
INDUSTRIAL / DISTRIBUTION UNIT

UNIT 1 - LET TO CATERPILLAR
UNIT 2 - AVAILABLE
FOR OCCUPATION

DESIGN & BUILD OPPORTUNITIES
AVAILABLE FROM 169,000 – 508,000 SQ FT

GRIFFEN PARK

LEICESTER



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

GRIFFENPARK.CO.UK

103,679 - 508,050 SQ FT INDUSTRIAL / DISTRIBUTION UNITS

CATERPILLAR

NEOVIA

NEOVIA

**UNIT 4
508,050 SQ FT**

**UNIT 1 LETTO
CATERPILLAR**

**UNIT 3
169,878 SQ FT**

**UNIT 2
103,679 SQ FT**

**PHASE 2: D&B
OPPORTUNITIES**



993,000
economically active
people within 20km.



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



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



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 2

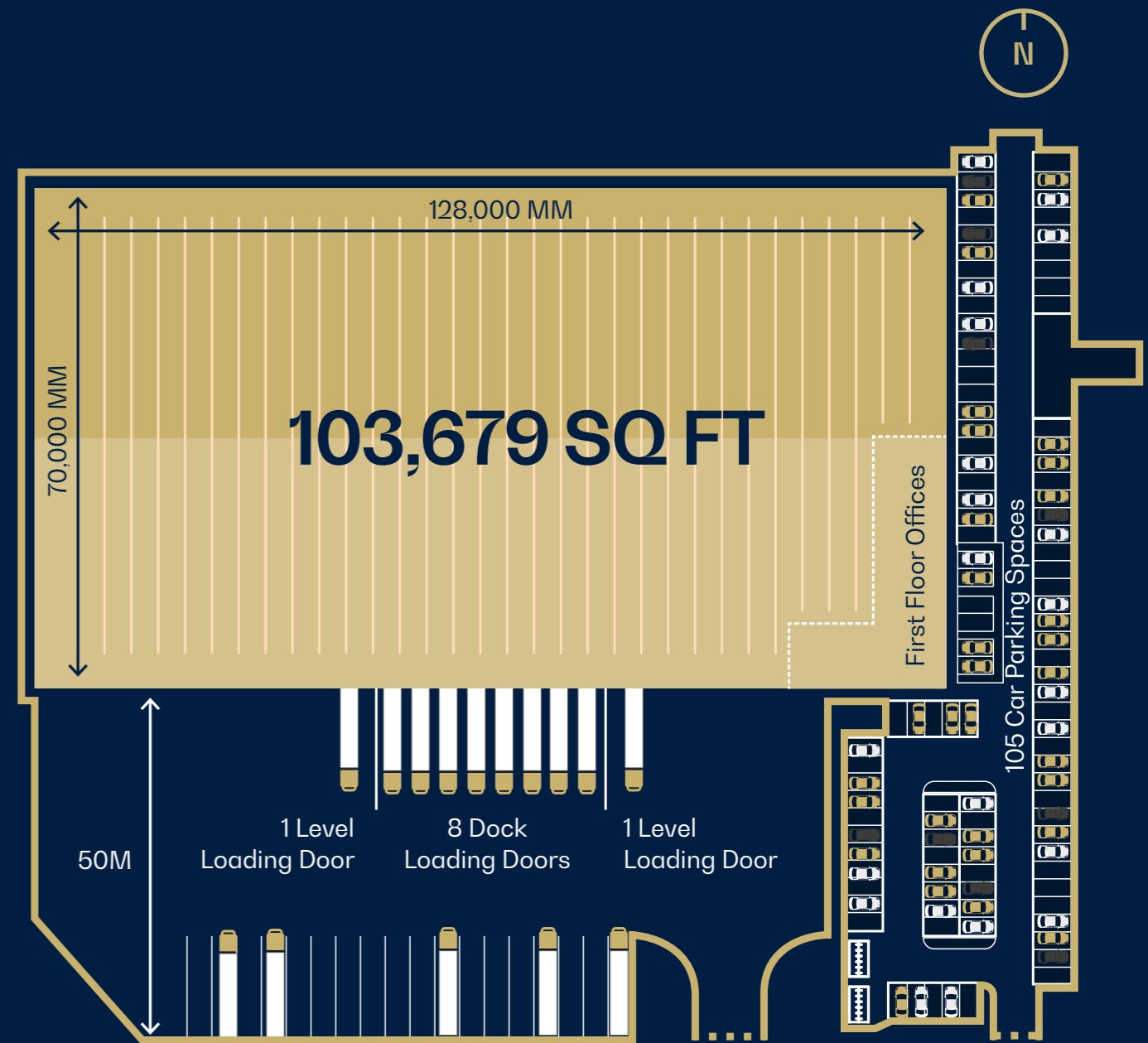
AVAILABLE NOW

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

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



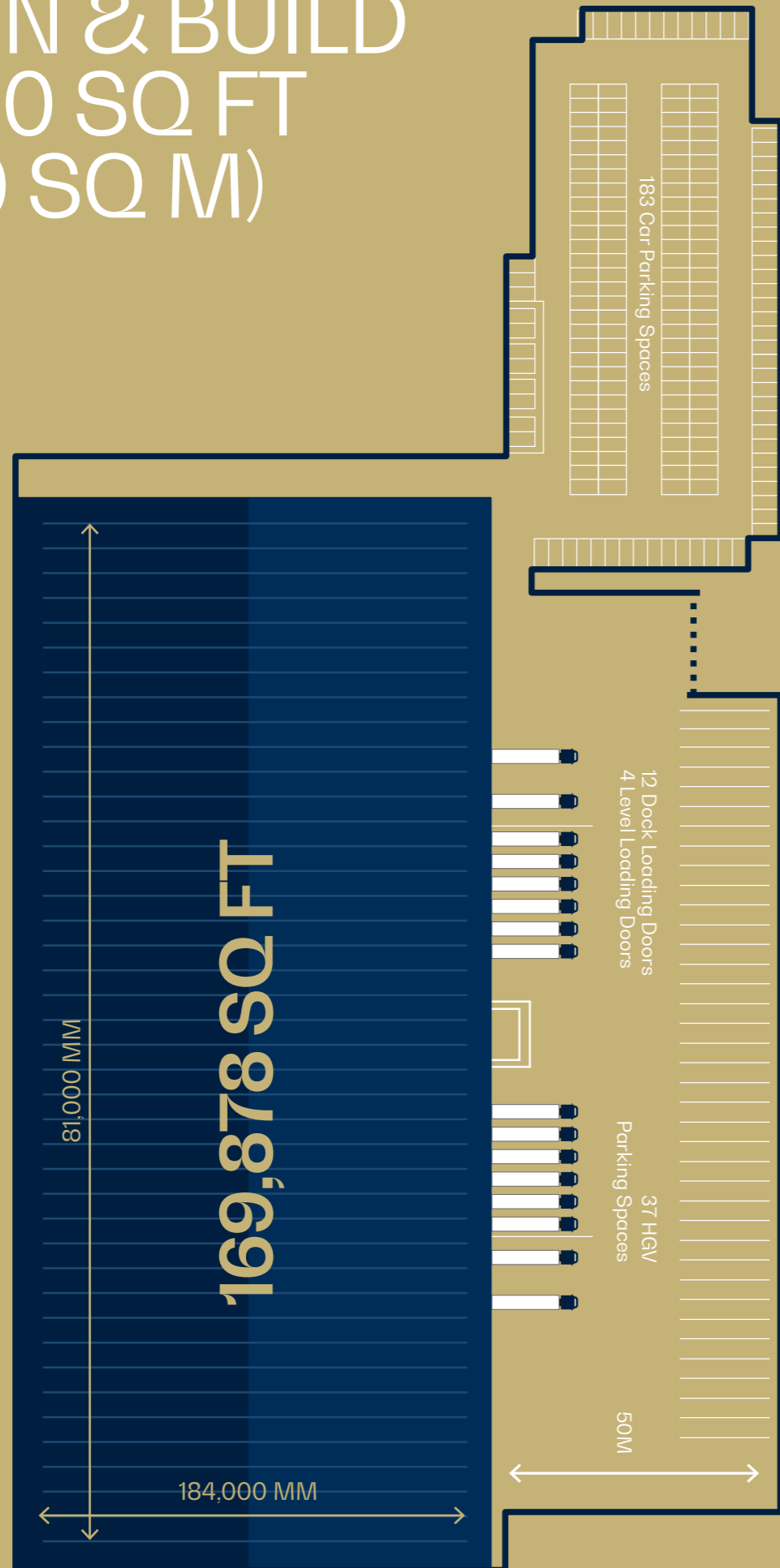
-  2 Level Loading Doors
-  8 Dock Loading Doors
-  First Floor Offices
-  12.5m Eaves Height
-  18 HGV Parking Spaces
-  50kn/m² Floor Loading
-  50m Yard Depth
-  105 Car Parking Spaces
-  Secure Estate Gatehouse
-  500kVA Supply



UNIT 3

DESIGN & BUILD

169,000 SQ FT (15,700 SQ M)



UNIT 3	SQ FT	SQ M
WAREHOUSE	160,427	14,904
FIRST FLOOR OFFICE	4,015	373
SECOND FLOOR OFFICE	4,015	373
ADDITIONAL OPS OFFICE	1,421	132
Total	169,878	15,782



4 Level Loading Doors



12 Dock Loading Doors



Two Storey Offices



Secure Estate Gatehouse



50kn/m2 Floor Loading



50m Yard Depth



183 Car Parking Spaces



Build To Suit Opportunity



12.5m Eaves Height



37 HGV Parking Spaces

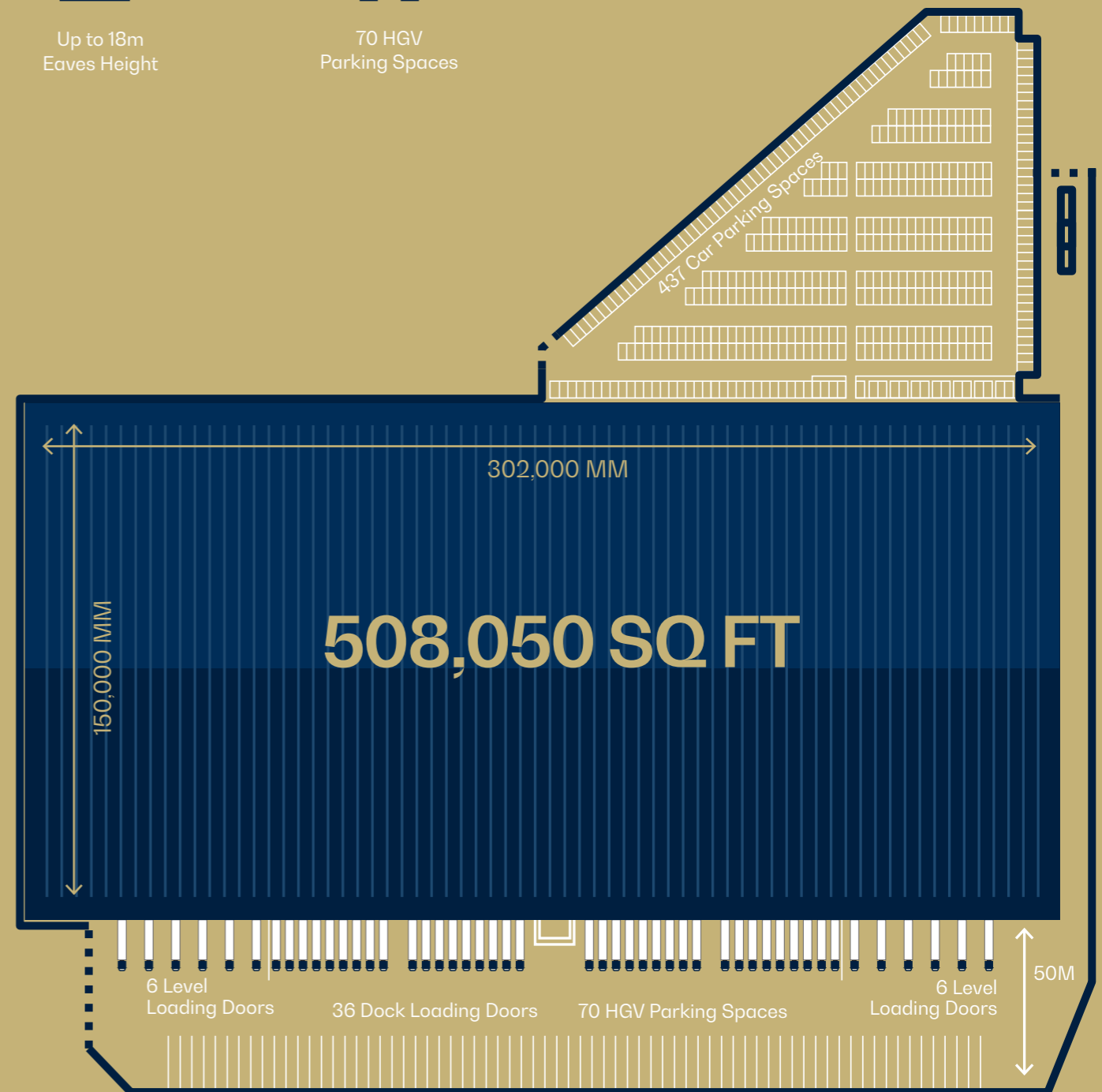
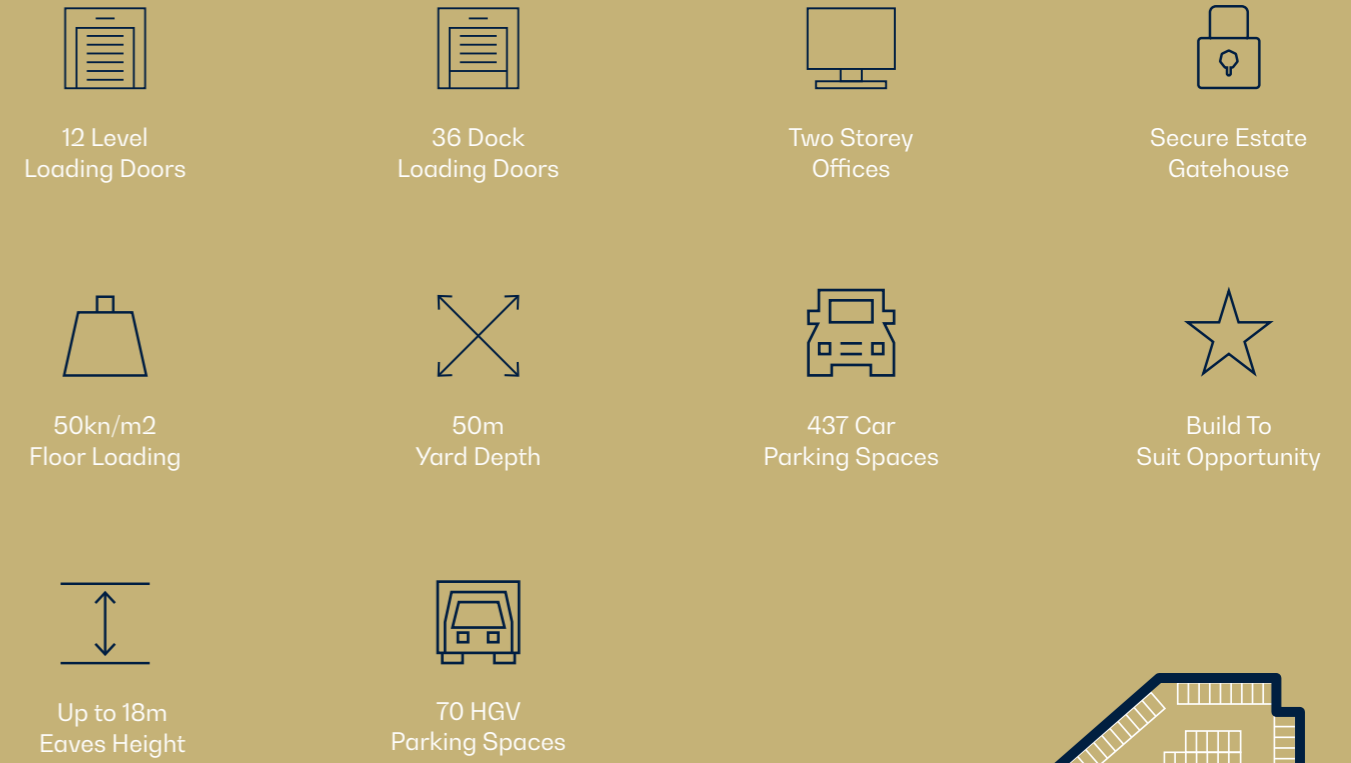


UNIT 4

DESIGN & BUILD

508,000 SQ FT (47,195 SQ M)

UNIT 4	SQ FT	SQ M
WAREHOUSE	487,609	45,300
FIRST FLOOR OFFICE	6,340	589
SECOND FLOOR OFFICE	6,340	589
SECOND FLOOR OFFICE	6,340	589
ADDITIONAL OPS OFFICE	1,421	132
Total	508,050	47,199



SUSTAINABILITY FOCUSED

Griffen Park's sustainability focused construction will target BREEAM 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



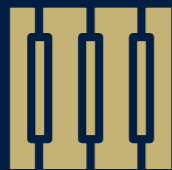
LED lighting



EPC A
Target Rating



Reduction of built
in carbon



15% Roof
lights



Solar panels



Target BREEAM
Excellent



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



EV Charging Points
Unit 1 : 8
Unit 2 : 6





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

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

www.griffen.co.uk



GRIFFEN

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