

TO LET

UNIT 2 - 103,679 SQ FT
INDUSTRIAL / DISTRIBUTION UNIT

UNIT 1 - LET TO CATERPILLAR
UNIT 2 - AVAILABLE NOW

LEICESTER
GRIFFEN PARK

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

/// **FIRMING.COFFEE.LABELS**

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

PHASE 1 AVAILABLE TO LET

CATERPILLAR

NEOVIA

NEOVIA

**UNIT 4
508,050 SQ FT**

**UNIT 1 LET TO
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

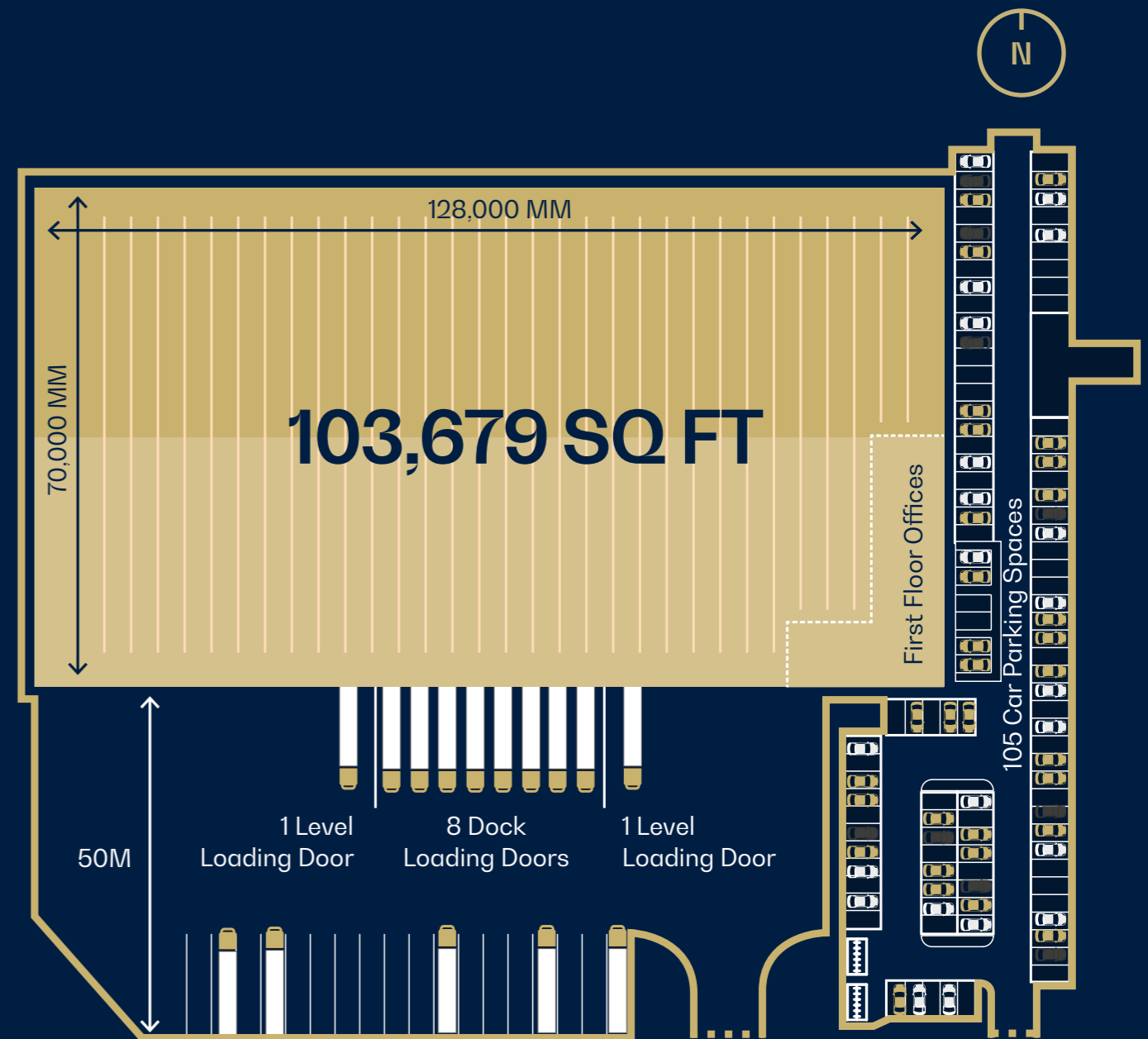
AVAILABLE NOW

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





SUSTAINABILITY FOCUSED

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

Reduction of Built In Carbon



15% Roof Lights



BREEAM Excellent



Cladding Insulation to BREEAM Green Guide 'A+' Rating




Solar Panels




LED lighting



EV Charging Points
Unit 1 : 8
Unit 2 : 6



Cycle Spaces
Unit 1 : 36
Unit 2 : 24



EPCA Rating







LOCATION

Airports

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

Ports

| 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

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

www.griffenpark.co.uk



GRIFFEN

For more information, please contact:



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