LOGICOR PARK

# BARDON

## BARDON 516

## 516,000 SQ FT

DETAILED PLANNING CONSENT SECURED

**BUILDING DELIVERABLE BY Q1 2028**

REGS WAY, BARDON HILL,
COALVILLE, LEICESTERSHIRE
LE67 1ND

///CONTINUED.WISELY.PRESSING

GRADE A INDUSTRIAL & LOGISTICS SPACE
IN THE HEART OF THE GOLDEN TRIANGLE.
ADJACENT TO J22 OF THE M1 MOTORWAY

**VIEW TIMELAPSE VIDEO**



LOGICOR

LOGICORPARKBARDON.CO.UK

Computer generated image of Logicor Park Bardon

**HEIGHT**
Up to 18m eaves height

**LOCATION**
2 miles to J22 of the M1

**FLEXIBLE**
Ability to cater for single sided and cross dock layouts

**POWER**
4 MVA secured for the site

**SCALE**
516,000 sq ft

**ESG**
Best-in-class Grade A spec to meet ESG standards

# READY TO **DELIVER** ON A **MAJOR** SCALE

Located close to Junction 22 of the M1, Logicor Park Bardon can provide over half a million sq ft of Grade A space in a prime logistics location, making this a golden opportunity for large scale logistics operations.



## BUILD-TO-SUIT – CROSS DOCKED

**SITE PLAN**

**WIDE AISLE** | **VERY NARROW AISLE**

**80**
DOCK DOORS

**8**
LEVEL ACCESS DOORS

UP TO
**18M**
EAVES HEIGHT

**CAT A**
FULLY FITTED OFFICES

**50M**
YARD DEPTH
(CROSS DOCKED)

**4MVA**
POWER SUPPLY

**550**
ALLOCATED
PARKING SPACES

**125**
HGV PARKING
SPACES

| | SQ FT | SQ M |
|---|---|---|
| Warehouse | **486,500** | **45,197** |
| 3 Storey Office | **25,500** | **2,369** |
| 2 Storey Hub Office x2 | **4,000** | **372** |
| **TOTAL GIA APPROX** | **516,000** | **47,937** |



## BUILD-TO-SUIT – SINGLE SIDED

**SITE PLAN**

**WIDE AISLE** | **VERY NARROW AISLE**

**56**
DOCK DOORS

**4**
LEVEL ACCESS DOORS

UP TO
**21M**
EAVES HEIGHT

**CAT A**
FULLY FITTED OFFICES

**65M**
YARD DEPTH

**4MVA**
POWER SUPPLY

**600**
ALLOCATED PARKING SPACES

**122**
HGV PARKING SPACES

| | SQ FT | SQ M |
|---|---|---|
| Warehouse | **541,125** | **50,272** |
| 3 Storey Office | **14,186** | **1,318** |
| 2 Storey Hub Office | **2,000** | **185** |
| **TOTAL GIA APPROX** | **557,311** | **51,775** |





Computer generated image of Logicor Park Bardon

# **SMASH** YOUR **SUSTAINABILITY** GOALS WHILST REDUCING YOUR **OPERATING** COSTS

Step into sustainable logistics with a building designed to reduce your environmental impact while improving operational efficiency.

Roof-mounted PV panels generate an estimated 290,000 kWh of electricity each year, delivering potential savings of up to £69,600 annually.*

This is a unit that doesn't just support your supply chain, but quietly generates value day in, day out.



Computer generated image of Logicor Park Bardon

TARGETING BREEAM 'OUTSTANDING'

TARGETING EPC 'A'

ENHANCED INSULATION

GREEN AMENITY SPACE

REGULAR BUS SERVICE

1800M² PHOTOVOLTAIC PANELS

Generating 290,000kWh per annum

AIR SOURCE HEAT PUMPS

RAINWATER HARVESTING

UP TO 60 ELECTRIC VEHICLE CHARGING SPACES

250M RUNNING TRAIL

*This estimate is based on a fully delivered electricity cost of 24p per kWh and the PV manufacturer's projected maximum energy generation per annum. Actual savings may vary depending on facility usage and system performance.

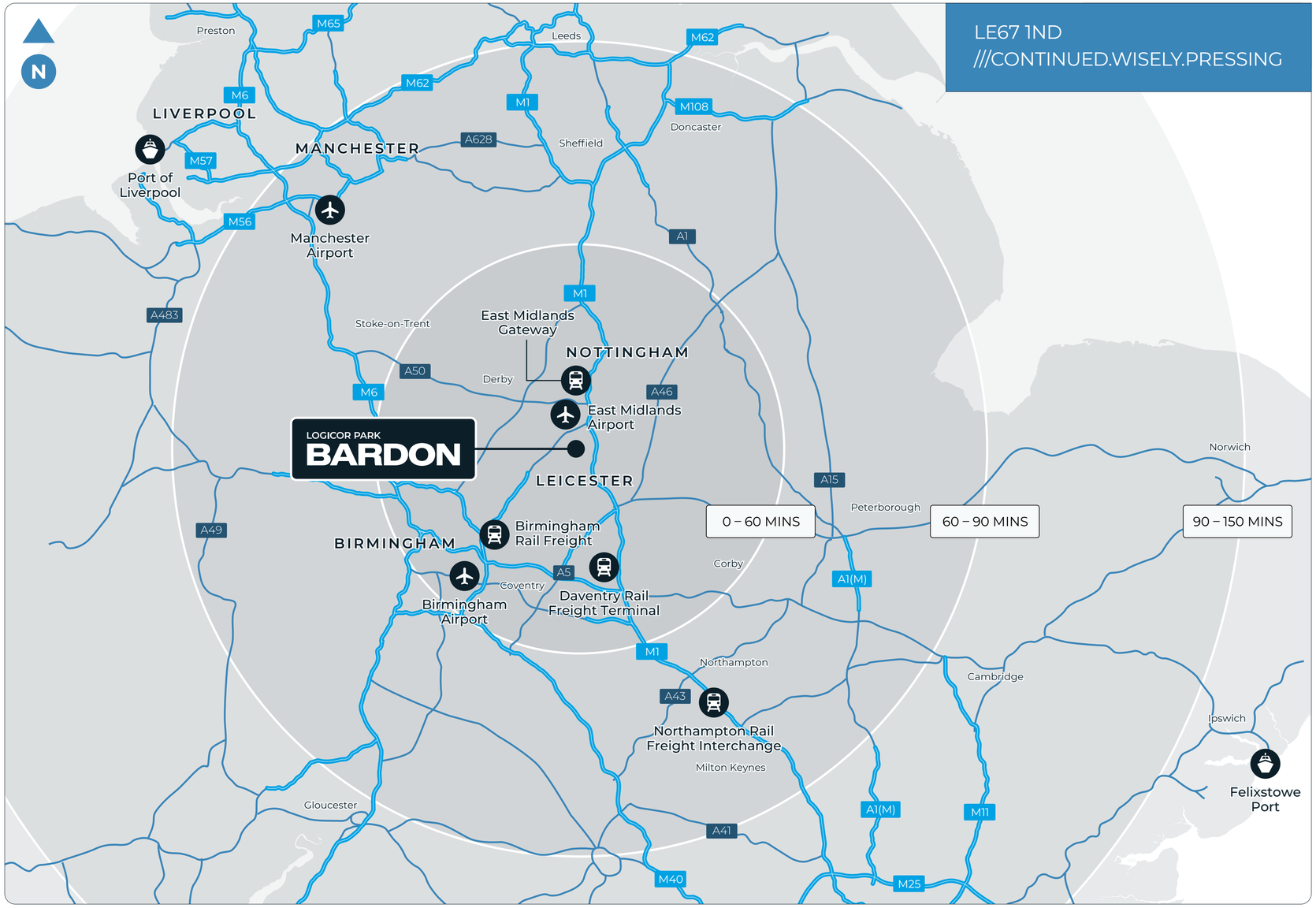
# ON THE WAY **TO SUCCESS**

Located in the UK's Golden Triangle, Logicor Park Bardon is ideally positioned for nationwide access. Just 7 minutes from Junction 22 of the M1, it provides reach to 90% of the UK population within a 4-hour drive. With both East Midlands Airport and East Midlands Gateway only 20 minutes away, it is an ideal location for businesses looking to serve a wide customer base efficiently.

| | | Miles | Mins |
|---|---|---|---|
| **ROAD** | M1 (J22) | **03** | **07** |
| | M69 (J3) | **11.3** | **16** |
| | M42 (J11) | **13.4** | **22** |
| | Leicester (City Centre) | **11.8** | **27** |
| | Derby (City Centre) | **26** | **35** |
| | Coventry | **26.6** | **46** |
| | Birmingham (City Centre) | **37.1** | **50** |
| | Northampton | **45** | **54** |
| **AIR** | East Midlands | **13** | **19** |
| | Birmingham | **33.6** | **41** |
| | Manchester | **93.9** | **82** |
| **RAIL** | East Midlands Gateway | **13.5** | **20** |
| | Birmingham | **28** | **41** |
| | Daventry Rail Freight Terminal | **29.7** | **35** |
| | Northampton Rail Freight Interchange | **46** | **51** |
| **PORTS** | Port of Liverpool | **113** | **183** |
| | Felixstowe | **156** | **165** |

Source: Google Maps

**NATIONAL**



# ON THE WAY **TO SUCCESS**

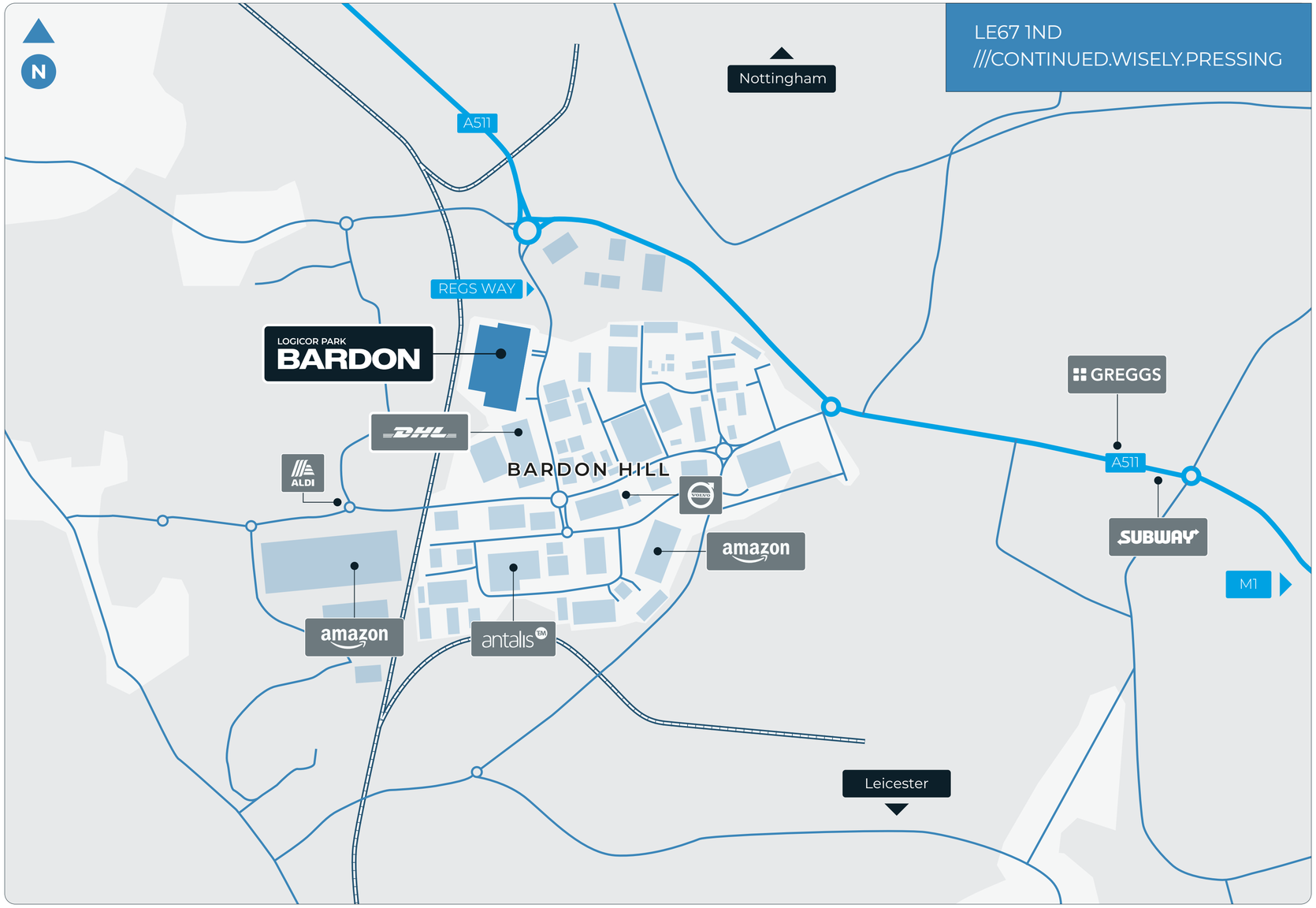
With some of the industry's biggest names already situated in Bardon, the area is recognised as a superb location for a reason.

Close to Birmingham, Leicester, Nottingham and Derby, its placement at the centre of the UK means it's never far from your customers.

| | | Miles | Mins |
|---|---|---|---|
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Source: Google Maps

**LOCAL**





Computer generated image of Logicor Park Bardon

# **THE IDEAL PLATFORM** FOR BUSINESSES TO **THRIVE**

With a population that's 60,000 strong, Leicestershire has a labour pool that keeps on growing, with over 17,000 skilled graduates entering the workforce each year.

This feeds into a strong local economy, consisting of more than 500,000 jobs and around 42,000 trading businesses that keep things in constant motion.

Looking ahead, the population is forecast to grow by 14% by 2035, outpacing both regional and national trends and reinforcing its position as one of England's high growth regions.

**2.8M+**
Workforce living within a one-hour drive

**£23B**
GVA, the largest economy in the East Midlands

**500,000**
Jobs and 42,000 trading businesses in the city and county

**14%**
Population growth by 2035, higher than the regional and national rate

**26%**
Of the population is aged 16-29, tracking well above the national average for a young, rapidly growing demographic

**2ND**
Leicester is ranked one of the best places to start a business in the UK – 2nd to London

LOGICOR PARK

# BARDON

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