

HOME

LOCATION

MASTERPLAN

PHASE 1 INDUSTRIAL

OFFICES

DESIGN & BUILD

TUNGSTEN PARK

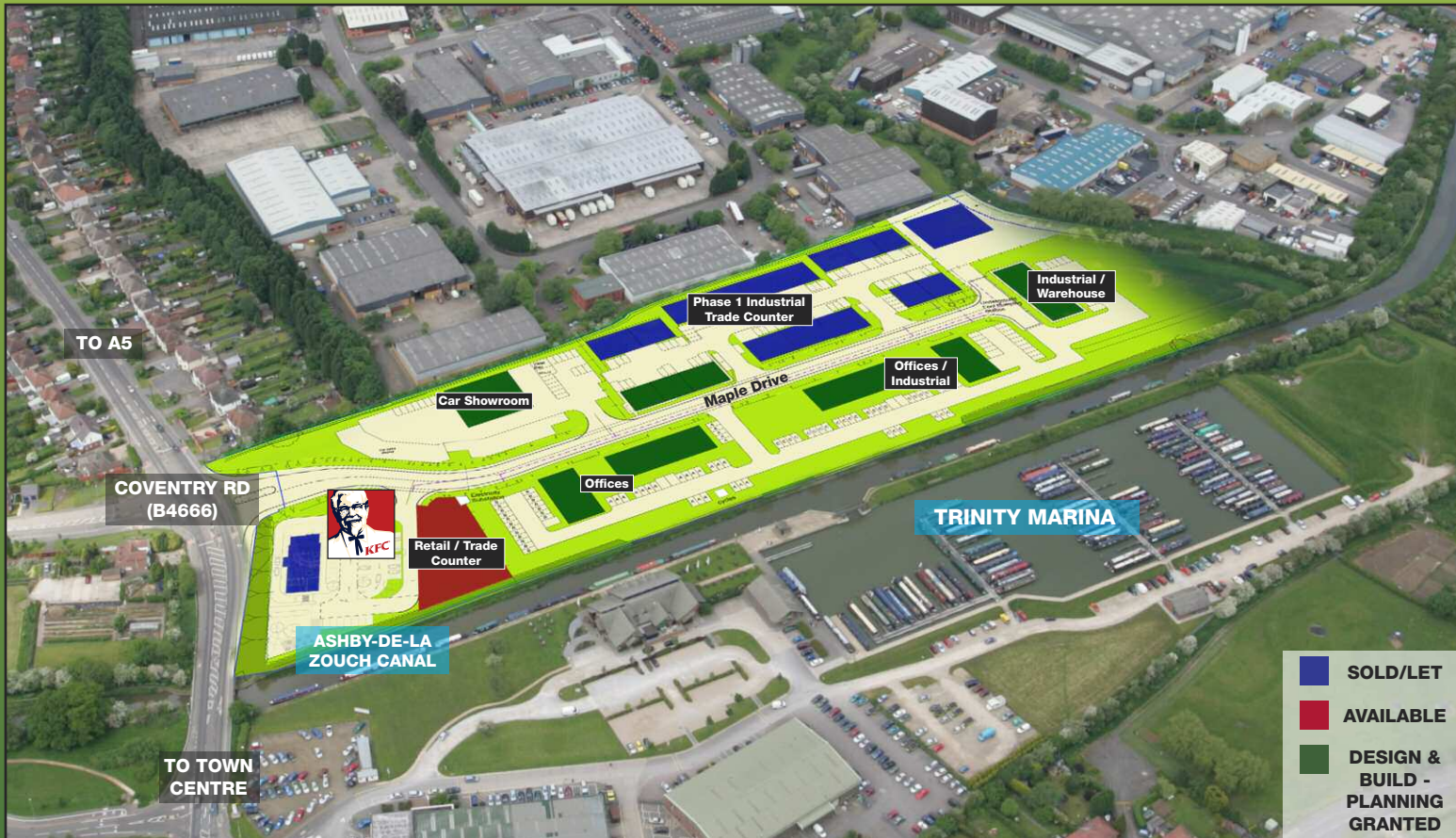
Maple Drive, Hinckley LE10 3BE

[click here for website](#)

11.74 Acre Mixed Use Business Park

FOR SALE / TO LET

Business Units 1,500 - 30,000 sq ft



- SOLD/LET
- AVAILABLE
- DESIGN & BUILD - PLANNING GRANTED



All Enquiries:

A development by:

Lambert Smith Hampton
0116 255 2694
www.lsh.co.uk

wards
01455 251 771

TUNGSTEN
PROPERTIES LTD
01455 613 700
www.tungsten.uk.com

• Excellent access to A5/M69

• Phase 1 - 30,000 sq ft complete and 100% sold or let

• 7 acre serviced development land remaining for design and build opportunities up to 30,000 sq ft

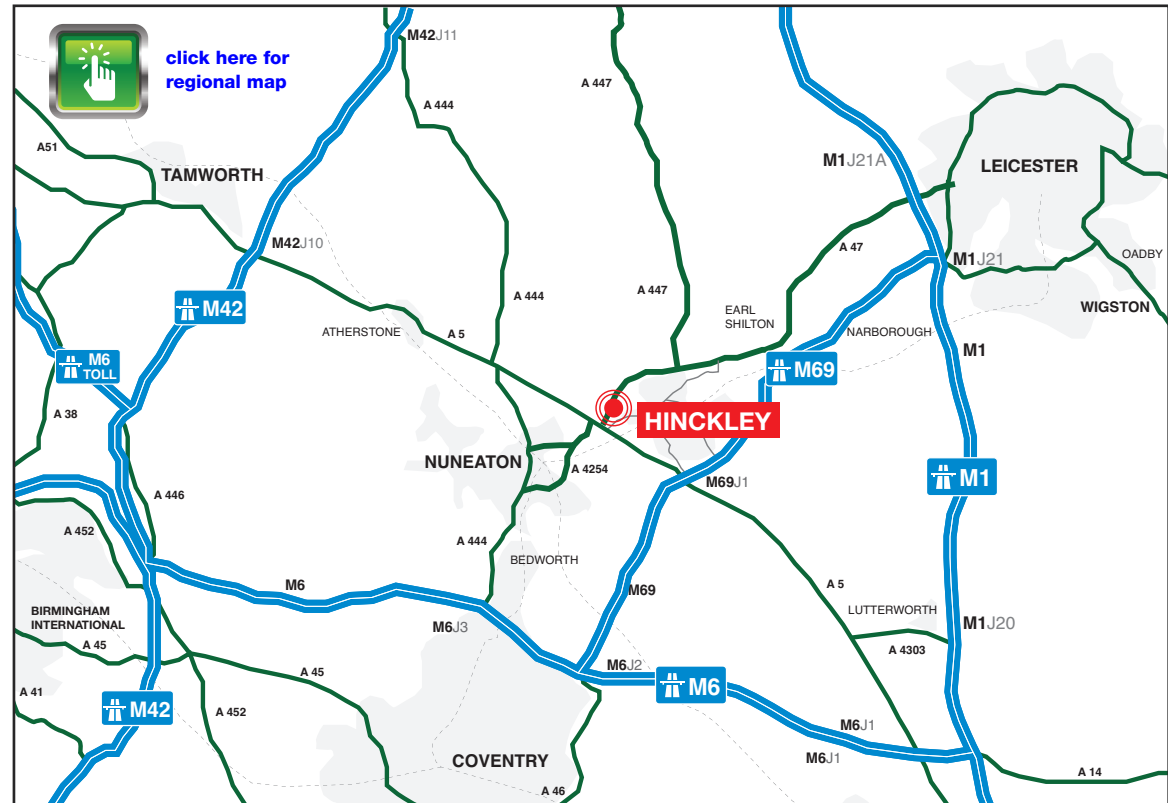
• Suitable uses (subject to planning) include car showroom, trade counter, industrial, warehouse, leisure, pub, hotel and complimentary retail

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Location

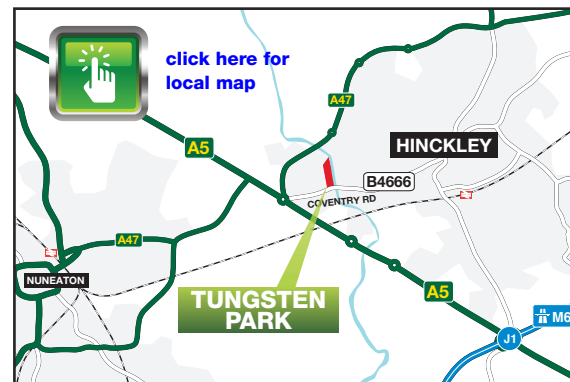
Strategically situated in the centre of the country, Tungsten Park - Hinckley is within one mile of the A5(T) which provides further access to the M69, M6 and M1 motorways, therefore providing exceptional access to the UK. The development will provide high quality buildings within a superb landscaped environment, including a water frontage to the Ashby de la Zouch canal for office occupiers.

The Borough of Hinckley & Bosworth has a population of approximately 104,800, with the town of Hinckley providing one of the largest commercial centres in Leicestershire. Although Hinckley sits within the East Midlands, it also benefits from the economies of the West Midlands region. Local employers include Tesco, Triumph Motorcycles, Caterpillar Logistics, MIRA, National Grid, and Johnson Cleaners UK.



Travel Distances

Coventry	13 miles
Leicester	17 miles
Birmingham	28 miles
A5	1 mile
M69 (J1)	3 miles
M6 (J2)	10 miles
M1 (J21)	11 miles
M42 (J10)	12 miles



Concept

Tungsten Park is a 11.74 acre mixed use business park. The site has planning permission for over 100,000 sq ft of development, including, car showroom, industrial, warehouse and office use. Other uses which the Local Planning Authority have indicated would be acceptable, subject to planning, are leisure, pub / hotel, complimentary retail, and trade-counter uses.

The scheme has been designed to be of a high quality building design, and to provide an attractive landscaped environment.

Over 38,000 sq ft has been developed to date, all of which is now fully occupied or committed.

Detailed planning permission has been granted for a range of buildings and further bespoke solutions are available.

All infrastructure works have been completed allowing an immediate start on receipt of planning.

TUNGSTEN PARK

Hinckley LE10 3BE

[click here for website](#)

- Key : Sold/Let
- Available
- Design and Build - Planning Granted



Radius Court

Industrial Units - FOR SALE / TO LET

Description

- B1 / B2 / B8 planning uses
- Suitable for trade counter use (subject to precise use)
- 6m eaves height allowing mezzanine floor installation
- High specification of design, including, curved roof, curtain wall glazing and high quality insulated micro-rib composite cladding panels
- Dedicated car parking / yard area

Accommodation

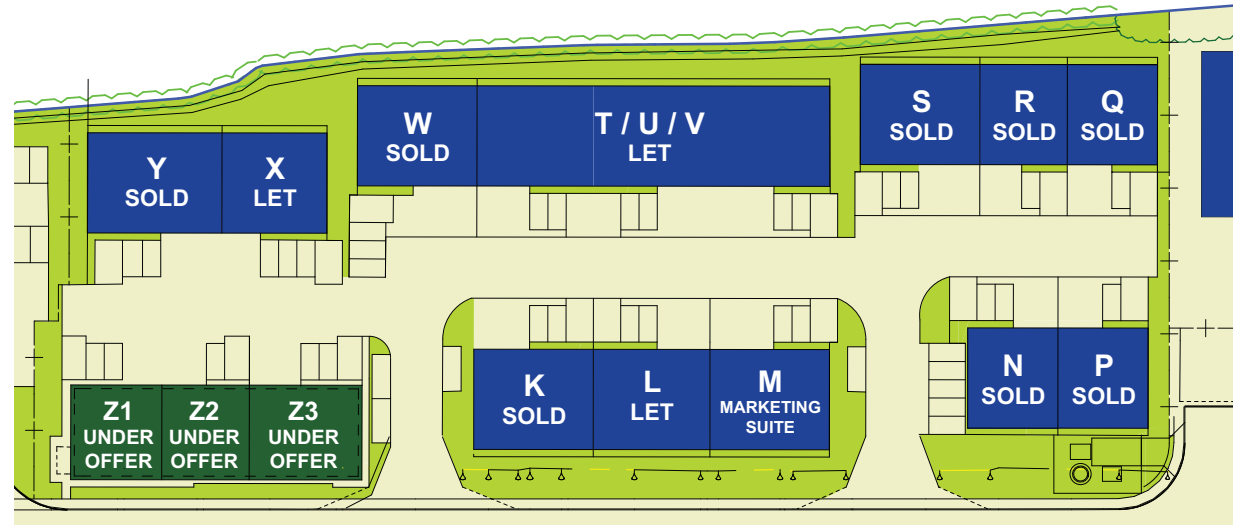
Built

UNIT	GIA	Excl. VAT Sale Price	Rent
L		LET	
M	2,336 sq ft (217 sq m)	P.O.A.	N/A

Design & Build (Planning Approved)

UNIT	GIA	Excl. VAT Sale Price	Rent
Z1	1,744 sq ft (162 sq m)	UNDER OFFER	
Z2	1,679 sq ft (156 sq m)	UNDER OFFER	
Z3	2,174 sq ft (202 sq m)	UNDER OFFER	

Key : ■ Sold/Let ■ Available ■ Design and Build - Planning Granted



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Marina Court

High Quality Offices from 1,435 – 30,000 sq ft



Description

- A new development of high quality office buildings available on a design and build basis
- Strategic location with excellent transport links to the A5(T) and M69, M6 and M1 motorways
- Detailed planning permission granted for four office buildings totalling up to 30,000 sq ft (2,787 sq m)
- Flexible design allows combinations of units from 1,435 sq ft to 9,000 sq ft
- High specification to provide: suspended ceilings with integral lighting, perimeter cable trunking system, fully carpeted office areas, WC and kitchen facilities
- Dedicated car parking spaces available for each office
- High quality landscaped business park environment, with water frontage
- Incentives available



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Accommodation – Building A

Office 1

Ground Floor	652 sq ft	(60.54 sq m)
First Floor	822 sq ft	(76.35 sq m)
Total	1,474 sq ft	(136.89 sq m)

Office 2

Ground Floor	635 sq ft	(58.95 sq m)
First Floor	800 sq ft	(74.33 sq m)
Total	1,435 sq ft	(133.28 sq m)

Office 3

Ground Floor	635 sq ft	(58.95 sq m)
First Floor	800 sq ft	(74.33 sq m)
Total	1,435 sq ft	(133.28 sq m)

Office 4

Ground Floor	635 sq ft	(58.95 sq m)
First Floor	800 sq ft	(74.33 sq m)
Total	1,435 sq ft	(133.28 sq m)

Office 5

Ground Floor	1,520 sq ft	(141.19 sq m)
First Floor	1,619 sq ft	(150.41 sq m)
Total	3,139 sq ft	(291.60 sq m)

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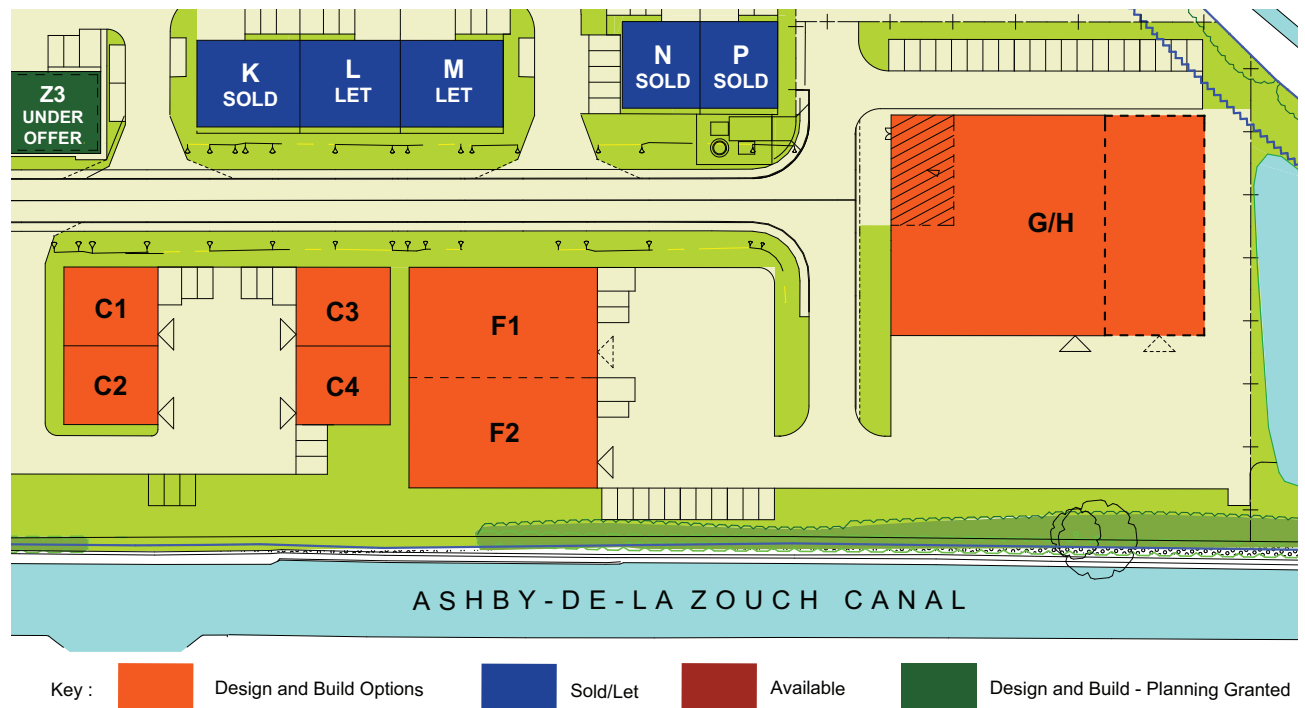


Design & Build Opportunities

- 7 acres serviced development land available for immediate development
- B1/B2/B8 and Sui-Generis planning uses approved
- Other uses acceptable, such as pub, hotel, leisure, complimentary retail
- Bespoke solutions provided for occupiers requirements
- Lead time 9-12 months

Accommodation (Indicative)

Unit G/H	20,000 sq ft	(1,858 sq m)
Unit F1/F2	11,300 sq ft	(1,050 sq m)
Unit C1	2,018 sq ft	(187.5 sq m)
Unit C2	2,018 sq ft	(187.5 sq m)
Unit C3	2,018 sq ft	(187.5 sq m)
Unit C4	2,018 sq ft	(187.5 sq m)



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