

TUNGSTEN PARK // LIME KILNS HINCKLEY

ONE UNIT
REMAINING



**TWO NEW HIGH QUALITY DETACHED
INDUSTRIAL/DISTRIBUTION UNITS**

**STRATEGICALLY LOCATED ON THE
A5 CLOSE TO J1 M69**

**27,030 & 37,650 SQ FT
(2,511 & 3,498 SQ M)**

**LIME KILNS WAY
LIME KILNS BUSINESS PARK
HINCKLEY
LE10 3EL**

www.tungstenpark.com/hinckley



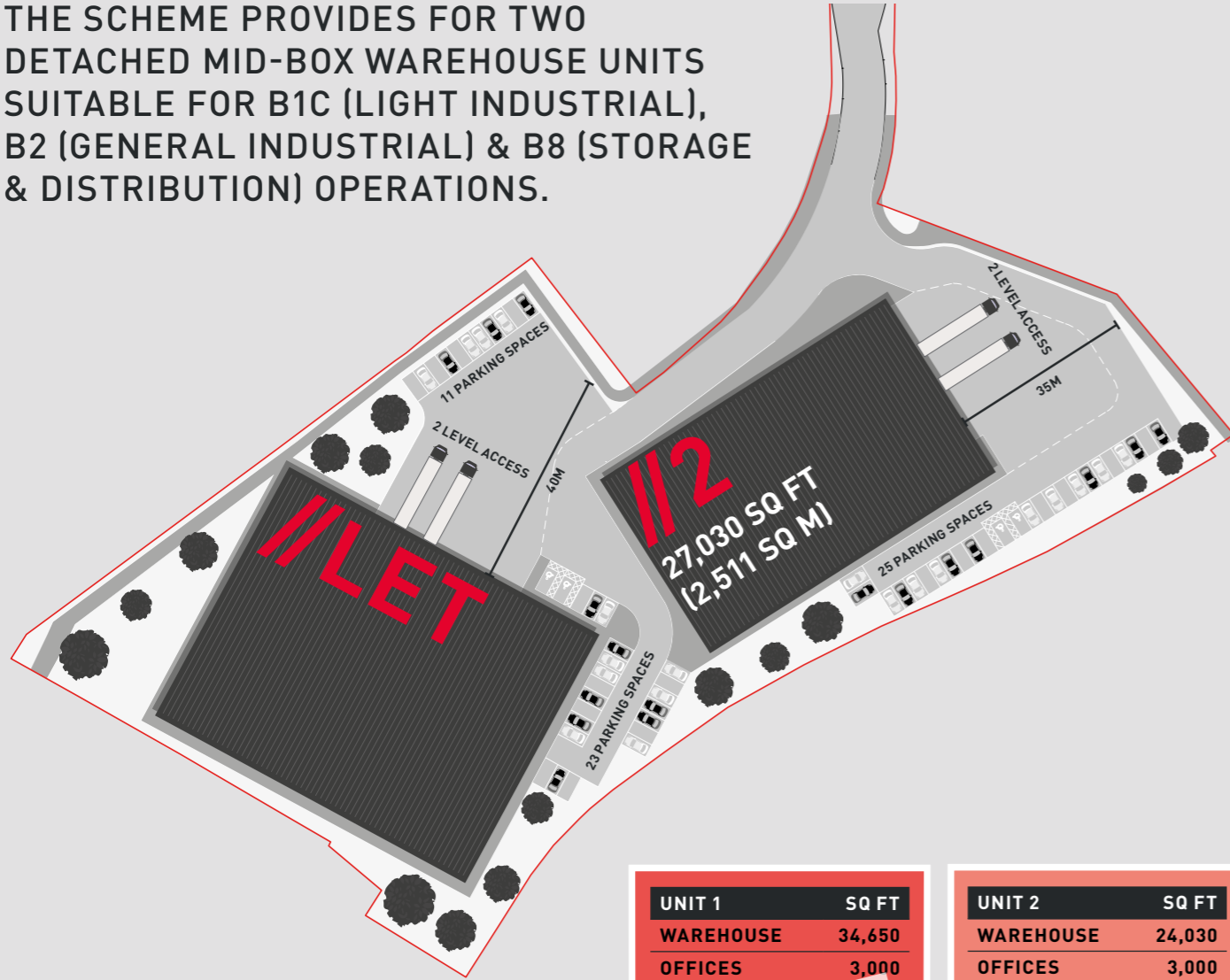
**URBAN LOGISTICS
REIT PLC**

A Development By

**TUNGSTEN
PROPERTIES**

OPERATIONAL FLEXIBILITY

THE SCHEME PROVIDES FOR TWO DETACHED MID-BOX WAREHOUSE UNITS SUITABLE FOR B1C (LIGHT INDUSTRIAL), B2 (GENERAL INDUSTRIAL) & B8 (STORAGE & DISTRIBUTION) OPERATIONS.



UNIT 1	SQ FT	UNIT 2	SQ FT
WAREHOUSE	34,650	WAREHOUSE	24,030
OFFICES	3,000	OFFICES	3,000
TOTAL GIA	37,650	TOTAL GIA	27,030
EAVES HEIGHT	8M	EAVES HEIGHT	8M
LEVEL ACCESS	2	LEVEL ACCESS	2
CAR PARKING	34	CAR PARKING	25
YARD DEPTH	40M	YARD DEPTH	35M

LAYOUT PLAN, NOT TO SCALE

UNIT SPECIFICATION			
OFFICE		WAREHOUSE	EXTERNALS
FIRST FLOOR OFFICES	LED LIGHTING	EPC RATING OF A	LED LIGHTING
RAISED FLOORS	COMFORT COOLING	FLOOR LOADING 37.5KN/M2	LANDSCAPED ENVIRONMENT
SUSPENDED CEILINGS	MALE & FEMALE WCS	10% NATURAL ROOF LIGHTS	MAINS SERVICES ARE PROVIDED
FULLY CARPETED	DISABLED WCS	175KVA POWER SUPPLY PER UNIT	NACOSS GOLD STANDARD ALARM

KEY OCCUPIERS RECOGNISING THE BENEFITS OF THIS STRATEGIC LOCATION INCLUDE DPD, XPO LOGISTICS, TESCO, SYNCREON TECHNOLOGY, ARMSTRONG LOGISTICS & NEOVIA LOGISTICS.





DEMOGRAPHICS



14,315 ACTIVELY
SEEKING WORK WITHIN
A 30 MINUTE DRIVE TIME

SOURCE: ONS/ROYAL MAIL



2,034,288 HOUSEHOLDS
WITHIN 30 MINUTE
DRIVE TIME

DRIVE TIMES / DISTANCE TO

	TIME	MILES
M69 J1	5 MINS	2
M6 J2	13 MINS	9
M1 J21	13 MINS	12
M42 J10	20 MINS	12
M1 J18	25 MINS	16
LEICESTER	26 MINS	15
COVENTRY	26 MINS	16
BIRMINGHAM	39 MINS	28

SOURCE: GOOGLE MAPS

A STRATEGIC LOCATION

TUNGSTEN PARK LIME KILNS IS WITHIN A PRIME LOGISTICS LOCATION JUST 2 MILES FROM J1 OF THE M69. BEING SITUATED ON THE A5 PROVIDES A STRATEGIC LINK TO J10 OF THE M42 (TAMWORTH) & J18 OF THE M1 (DIRFT/CRICK).

BUSINESS RATES

BUSINESS RATES TO BE ASSESSED. INTERESTED PARTIES ARE ADVISED TO CONTACT HINCKLEY & BOSWORTH BOROUGH COUNCIL - 01455 238141.

LEASE TERMS

BOTH UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS. FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



JENNY CLARKE
01455 613 700
jennyclarke@tungsten.uk.com



BEN SAWBRIDGE
07833 676575
bsawbridge@urbanlogisticsreit.com



MIKE ALLWOOD
07969 149 386
mra@andash.co.uk

GEOFF GIBSON
07711 237 190
gmg@andash.co.uk



RICHARD LUDLOW
07836 766 167
richard.ludlow@m1agency.co.uk

GEORGINA HARRINGTON
07793 461 360
georgina.harrington@m1agency.co.uk