

# The largest economy in the East Midlands... and a county to start, thrive and grow

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LAUNCHPAD  
TO SUCCESS.

Leicestershire | Leicester

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### 01 East Midlands Airport and Gateway Industrial Cluster (EMAGIC) - Freepoint Site



EMAGIC forms part of the East Midlands Freepoint, with East Midlands Airport, the UK's largest freight airport, being the primary customs site. EMAGIC includes plots at East Midlands Airport and on SEGRO Logistics Park East Midlands Gateway, including access to a 50-acre Strategic Rail Freight Interchange and freight terminal, operated by Maritime.

### 02 SEGRO Logistics Park East Midlands Gateway - Freepoint Site



283 ha strategic logistics development which has delivered over 418,000 m<sup>2</sup> of logistics accommodation to date, with a further 6,023 m<sup>2</sup> available and future phase 2 development, subject to planning. The development is adjacent to East Midlands Airport, with direct access to the M1 (J24) motorway and benefits from a Strategic Rail Freight Terminal.

### 03 Charnwood Campus Science, Innovation and Technology Park - Enterprise Zone



Business led life sciences ecosystem that provides world-class flexible laboratories, specialist manufacturing facilities and a comprehensive support package for life science and associated companies. The site offers immediately occupiable laboratory and office space, and 4.97 ha of development land.

### 04 Loughborough University Science & Enterprise Park (LUSEP) - Enterprise Zone



Research and development D&B space from 1,350 m<sup>2</sup> available on one of Europe's largest combined university and science parks, home to over 90 knowledge-based organisations including start-ups, tech unicorns and global brands, directly accessible from the M1 (J23).

### 05 MIRA Technology Park - Enterprise Zone



Europe's leading mobility R&D location for developing the latest automotive technologies including 100km of test tracks, 38 major test laboratories and home to over 35 global companies. The site offers 164,217 m<sup>2</sup> of developable R&D space and a 37-ha manufacturing extension.

### 06 Broadnook Garden Village



204 ha development including 15 ha of employment land for office, warehouse, and industrial uses, 1,950 new houses, local amenities, a new primary school, and green spaces. The development benefits from excellent transport connectivity and proximity to the A6 and A46.

### 07 Airfield Business Park



Leicestershire County Council is bringing forwards the remaining 3.11 ha at this established industrial park with over 19,138 m<sup>2</sup> of newly developed workspace recently completed alongside the Harborough Innovation Centre. The scheme is on the edge of Market Harborough with excellent road and rail connectivity.

### 08 Wellington Business Park



10.11 ha development offering up to 46,452 m<sup>2</sup> of commercial space. Available on a D&B basis, freehold or leasehold, with industrial and warehouse units ranging from 929 - 9,290 m<sup>2</sup> and office buildings from 465 m<sup>2</sup> (subject to planning). Situated 1.5 miles north of Market Harborough with excellent road and rail connectivity.

### 09 Compass Point Business Park



D&B opportunities at an established business park with immediate access to the A6 and Market Harborough. Offered freehold or leasehold, two office plots of 500 m<sup>2</sup> and 1,029 m<sup>2</sup> are available with further development opportunities up to 3,500 m<sup>2</sup> for office and light industrial uses.



### 10 Beauchamp Business Park, Kibworth



New commercial development comprising a mixture of high-quality industrial units ranging from 118 to 1,105m<sup>2</sup>, for sale or let. The Park is situated mid-way between Leicester (9 miles) and Market Harborough (7 miles) on the A6.

### 11 Lutterworth East



The 226-ha mixed-use development is adjacent to the M1 (J20) and being led by Leicestershire County Council. The proposed development includes 2,750 houses, 215 ha of employment space, new schools, community facilities, green spaces, and a local retail centre.

### 12 Mercia Park



A major Carbon Net Zero in Construction logistics campus off junction 11, M42, home to Jaguar Land Rover's global logistics centre and DSV, with work underway on a speculative 51,000 sq ft Net Zero Ready unit, targeting a rich seam of logistics providers and manufacturers in NW Leicestershire.

### 13 Former Council Offices and Market Hall



North West Leicestershire District Council (NWLDC) is seeking to secure new development on two key sites within Coalville, as part of the ongoing regeneration of the town - former Council offices extending across 2,909 m<sup>2</sup> along with dedicated car parking & the former Market Hall building extending to circa 2,001 m<sup>2</sup>.

"Leicestershire has consistently delivered for us as a location with prime industrial schemes offering excellent connectivity and access to labour, attracting major global occupiers."  
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### 14 Magna Park Lutterworth



Covering over 535 ha, Magna Park Lutterworth is the UK and Europe's largest dedicated logistics and distribution park, situated within the Midlands' Golden Triangle of logistics. Home to 36 different companies and occupying over 1 m<sup>2</sup> of sustainable floor space across 41 buildings. Planning has been secured for 585,289 m<sup>2</sup> of logistics space.

### 15 Leaders Farm



Leicestershire County Council are offering a mix of office and light industrial development opportunities. The 2 ha site benefits from outline planning for 9,466 m<sup>2</sup> of employment space and is in a prominent main road location within 2 miles of Lutterworth, Magna Park and M1 (J20).

### 16 Elm Business Park



6 ha mixed-use development scheme offering D&B opportunities for industrial and warehouse units from circa 465 - 10,220 m<sup>2</sup> and offices from circa 465 - 2,322 m<sup>2</sup> (subject to planning) within easy access to the M1 and M69 motorways, and Leicester and Hinckley.

### 17 Stoney Stanton Business Park



A great opportunity to buy or rent superb quality industrial or warehouse space ranging from 233 - 15,616 m<sup>2</sup>. The business park benefits from proximity to the M69 and Hinckley, with easy access to both M1 (J21) and Leicester city centre.

### 18 Griffen Park



Planning secured for 84,509 m<sup>2</sup> of industrial and warehouse space - four units ranging from 9,632 - 47,199m<sup>2</sup>. The 32.88 ha site forms part of a large logistics campus (137 ha total) and is centrally located with easy access to the M1 and M69 motorways and 8 miles from Leicester.

### 19 Barwell SUE - Sustainable Urban Extension



The development will comprise 2,500 new homes, 6.2 ha of employment space, a primary school, health centre and retail and community facilities.

### 20 Hinckley Park



Established 33 ha strategically located business park, adjacent to the M69 (J1) & A5 near Hinckley. Recent developments include a 29,567 m<sup>2</sup> unit (the largest automated parcel depot in Europe), alongside a 49,424 m<sup>2</sup> logistics facility. Construction underway on 2 speculative build units - 31,587 m<sup>2</sup> & 4,368 m<sup>2</sup>; available late 2023.

### 21 G Park, Ashby



A 19.4 ha development site adjacent to the A42 and A511, providing access to the M42 and M1 (J23a). The development has been flexibly designed to accommodate build to suit logistics / warehouse opportunities of up to 68,377 m<sup>2</sup>.

### 22 Bardon Hill West



A 3.37 ha development site located within 2 miles of the M1 (J22). The site will host over 6,500 m<sup>2</sup> of commercial floorspace for industrial and logistics / warehouse uses (units ranging from 399 - 2,090 m<sup>2</sup>). Hybrid/outline planning secured, subject to Section 106 agreement.

### 23 Mountpark Bardonia III



A 32.6 ha site with outline planning consent for up to 89,200 m<sup>2</sup> of industrial and logistics / warehouse floorspace. The site is 2.5 miles from the M1 (J22) and forms the third phase of the proven Mountpark Bardonia distribution scheme.

### 24 Stud Brook Business Park



Adjacent to East Midlands Airport and directly linked to the A50, A453 and M1 (J23a / J24) motorway, Industrial / distribution units from 790 - 2,800m<sup>2</sup> will be available from Q4 2023

### 25 EM Point



1.58 ha site overlooking the M1 (J24) motorway and adjacent to East Midlands Airport. Bespoke D&B opportunities for a variety of uses including office, industrial, hotel / showroom. Excellent transport links to an established and connected business location.

### 26 Pegasus East Midlands Airport



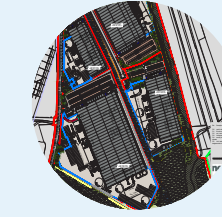
Strategically located business park providing over 18,500 m<sup>2</sup> of high-quality offices with D&B opportunities from 1,858 - 41,806 m<sup>2</sup>, across 32.8 ha. On the doorstep of East Midlands Airport, this centre has excellent transport links, situated close to the M1 (J23a/J24) motorway.

### 27 East Midlands Distribution Centre - EMDC Business Park



An established 232,000 m<sup>2</sup> National Distribution Centre at the heart of the UK, minutes from the M1 (J24a) and East Midlands Airport. The remaining plot is being developed to accommodate a 31,842 m<sup>2</sup> unit - available from Q2 2023

### 28 Equites Park



D&B opportunities available from 4,645 - 31,773 m<sup>2</sup> on a 17.06 ha commercial development. The site is in proximity to East Midlands Airport and the M1 (J24a) motorway.

### 29 Melton Commercial Park



Major 51.4 ha employment area within Melton Mowbray comprising 19,881 m<sup>2</sup> of existing space along with 7,69 ha of development land (plots range from 0.2 - 5.87 ha). The site benefits from direct access to the UK rail network and is suitable for office, industrial and logistics / warehouse uses.

### 30 Old Dalby Enterprise Village



18,000 m<sup>2</sup> of new employment space aimed at SME owner / occupiers across 15 fully serviced freehold plots suitable for buildings between 100 - 2,300 m<sup>2</sup>. The site is a short distance from Melton Mowbray, Nottingham, and Leicester.

### 31 Land South of Leicester Road, Melton Mowbray



New development on a 9.96 ha site coming forwards on the outskirts of Melton Mowbray, offering up to 26,900 m<sup>2</sup> of employment space. The site forms part of the South Melton Sustainable Urban Extension, a 143.8-ha housing and employment led development.



## Fast Facts

- A £25.9 billion economy – the largest in the East Midlands
- Over 540,000 jobs and over 46,000 trading businesses in the city and county
- Top ten largest city in England – population over 370,000
- Businesses here save an average £15,500 per annum, per employee compared to London
- Over 1 million population in the city and county
- Ranked one of the best places to start a business in the UK – 2nd only to London
- Young and rapidly growing population with 26% 16-29 year olds – well above the national average
- Home to three leading universities, 60,000 students and 21,500 high-quality graduates yearly

## Global Connectivity

ACCESS TO 98% OF THE UK POPULATION WITHIN 4 HOURS DRIVE

TWO INTERNATIONAL AIRPORTS WITHIN A 40 MINUTE DRIVE

A WORKFORCE OF 2.8 MILLION WITHIN A ONE-HOUR DRIVE

ONE OF THE BEST PLACES TO RAISE A FAMILY

ONE HOUR TO LONDON BY RAIL AND MAINLAND EUROPE WITHIN 4 HOURS

HOME TO EAST MIDLANDS AIRPORT THE UK'S LARGEST PURE CARGO AIRPORT

FOUR NATIONAL MOTORWAYS RUNNING THROUGH LEICESTERSHIRE

22 MILLION+ CONSUMERS WITHIN THREE HOURS DRIVE

## Leicester & Leicestershire

# One of UK's fastest growing cities...

# and a business investment hot spot

### 01 Dock 3, 4 & 5, Pioneer Park - Enterprise Zone



Space and knowledge-led technology park within central Leicester, home to the National Space Centre, £100m Space Park Leicester, and managed workspace. A cleared and serviced site of 3.8ha is being brought forwards for more office workspace and manufacturing space.

### 02 Abbey Court, Pioneer Park - Enterprise Zone



1.6ha site to be cleared to create a development opportunity for businesses growing out of Space Park and Dock. Over £19m of funding secured to enable two related projects in and around Pioneer Park and Exploration Drive, off Abbey Lane.

### 03 Waterside Offices - Enterprise Zone



One of the largest mixed-use regeneration opportunities in the East Midlands with over 50 ha of prime city land transformed into 1000s of homes, new offices, leisure facilities and associated infrastructure.

### 04 No. 4 Great Central Square - Enterprise Zone



No.4 Great Central Square will deliver c.5,700 m<sup>2</sup> of highly efficient and sustainable Grade A office space incorporating a feature roof garden. Forms part of an 8-acre site taking in the old Great Central Railway viaducts, which is being called Project Charlotte.

### 05 Pilot House



Five separate but interconnected buildings on site to be transformed into 5,574 m<sup>2</sup> of high-quality flexible office accommodation to support around 250 new jobs. Leicester City Council secured government funding of £8.6m to support deliver of the Pilot House regeneration project

## Leicester & Leicestershire is home to major international organisations

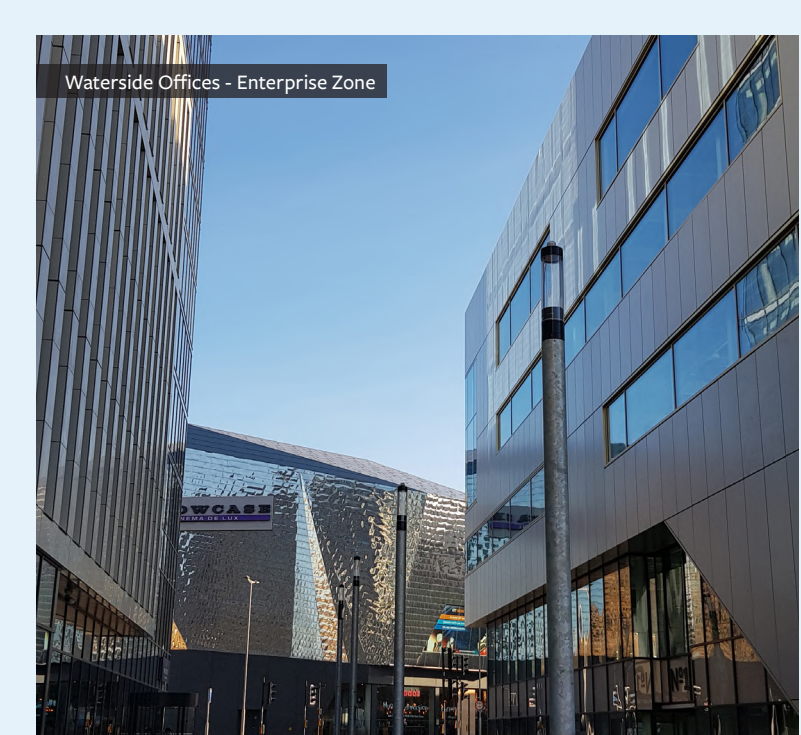


"Leicester has become one of the UK's fastest growing business locations and now has the most successful city economy across the East Midlands"

Sir Peter Soulsby, City Mayor, Leicester City Council

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### 10 Enderby Logistics Hub



The development, set within a 32.8 ha site, will offer up to 106,568 m<sup>2</sup> of new warehouse / distribution space within four units from 14,098 – 46,939 m<sup>2</sup> and a Logistics Training Centre. Situated in a prime logistics and employment location benefiting from excellent connectivity, immediately adjacent to the M1/M69 interchange.

### 11 Everards Meadows Phase 2



The 2.59 ha (6.4-acre) development will deliver up to a 9,290 m<sup>2</sup> (100,000 ft<sup>2</sup>) Office Campus and 120 bed hotel, building on the success of Phase 1. Located in a prime employment area to the south west of Leicester within 1.5 miles of the M1/M69 interchange.

### 12 Wigston Business Park



D&B opportunities for industrial and warehouse / distribution units up to 6,500 m<sup>2</sup>. The site benefits from proximity to commuter links via the A519, A6, M1 and M69, with Leicester city centre just 15 mins away.

### 13 Thorpebury Development



Outline planning permission secured for a 13-ha employment site for office, light industrial and retail development, which will deliver approximately 4,500 homes supported by a full range of community facilities, green space, and transport connections into central Leicester.

### 14 Tungsten Park Leicester



Located adjacent to the A46 and A607, 7 miles north of Leicester city centre and 9 miles east of the M1 J21a. Planning submitted for the 4 unit scheme for 33,816 m<sup>2</sup> of high quality industrial units. Units ranging from 3,066 - 19,138 m<sup>2</sup>

### 08 Ashton Green



A housing-led, mixed-use development of up to 3,000 homes is underway with an emphasis on high quality, public transport improvements and extensive green infrastructure. Up to 5 ha of employment land owned by Leicester City Council is available. Further residential and employment land allocations will be promoted through the Local Plan.

### 09 Golden Gate Park, Belgrave Circle



Build to suit industrial / warehouse units from 1,394 – 5,574 m<sup>2</sup>. The scheme is prominently located at the end of Belgrave Road in Leicester city centre offering excellent labour demographics and connectivity.

### 06 Leicester Station Quarter



New office quarter development opportunities in central Leicester, adjacent to Leicester railway station and within walking distance of two world class universities, public transport hubs, retail and leisure facilities and green spaces. Funding has been secured to remodel Leicester railway station's entrance, creating a highly attractive city centre gateway.

### 07 City Centre Office Opportunities



City centre office development opportunities made up of existing publicly and privately owned premises. Possible potential for refurbishment or conversion, subject to planning consent.

"The support and encouragement we received from the City Council has helped us to realise our vision for the Waterside area, a crucial gateway to the city"

Charles Street Buildings Group