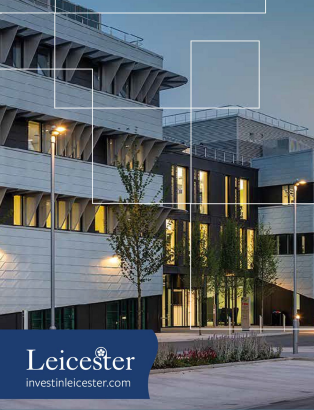


Exciting opportunities built on global connectivity



Leicester investinleicester.com

Our Support

Invest in Leicester offers a confidential, free and bespoke service supporting your business to locate and grow through:

<b>JOB PROGRAMMES</b>	<b>ACCESS TO ACADEMIA</b>	<b>SITE &amp; PROPERTY INTELLIGENCE</b>
<b>FINANCE &amp; FUNDING SUPPORT</b>	<b>MARKET INFORMATION</b>	<b>PLANNING SUPPORT</b>
<b>LABOUR MARKET INFORMATION &amp; ACCESS</b>	<b>INTRODUCTION TO PROFESSIONAL NETWORKS &amp; BUSINESS AMBASSADORS</b>	<b>ACCOUNT MANAGEMENT SUPPORT</b>

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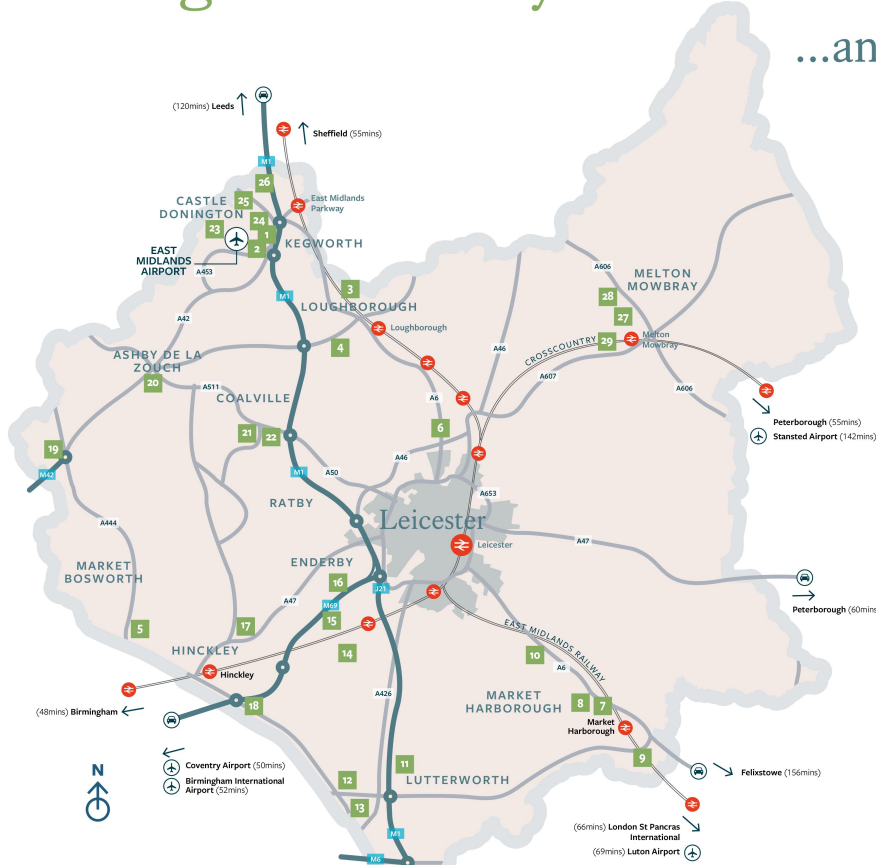
# Leicester | Leicestershire

## The largest economy in the East Midlands...

...and a place to start, thrive and grow

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**1 SEGRO LOGISTICS PARK EAST MIDLANDS GATEWAY - FREPORT SITE**

89ha strategic, logistics development which has delivered over 290,000 m<sup>2</sup> of logistics accommodation to date, with a further 65,000 m<sup>2</sup> available. The development is adjacent to East Midlands Airport, with direct access to the M1 (J24) motorway and benefits from a Strategic Rail Freight Terminal.

**2 PEGASUS: EAST MIDLANDS AIRPORT**

Strategically located business park providing over 18,000 m<sup>2</sup> of high quality offices with 180 opportunities from 1,000 - 4,000 m<sup>2</sup> across 300 ha. On the doorstep of East Midlands Airport, this centre has excellent transport links, situated close to the M1 (J24) motorway.

**3 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 the science and associated companies. The site offers immediately occupiable laboratory and office space, and 497 ha of development land.

**4 LOUGHBOROUGH UNIVERSITY SCIENCE & ENTERPRISE PARK (LUSEP) - ENTERPRISE ZONE**

Research and development DB8 space from 1000 m<sup>2</sup> available on one of Europe's largest combined university and science parks, home to over 50 knowledge-based organisations including start-ups, tech unicorns and global brands directly accessible from the M1 (J23).

**5 MIRA TECHNOLOGY PARK - ENTERPRISE ZONE**

Europe's leading mobility R&D location for developing the latest automotive technologies including: cockpit of test tracks, 81 major test laboratories and homes to over 35 global companies. The site offers 164,217 m<sup>2</sup> of developable R&D space and a 30-ha manufacturing extension.

**6 BROADNOOK GARDEN VILLAGE**

204 ha development including 15 ha of employment land for office, warehouse, and industrial uses, 1050 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.

**7 AIRFIELD BUSINESS PARK**

Leicestershire County Council is bringing forwards the remaining 311 ha at this established industrial park with over 100,000 m<sup>2</sup> of newly developed workspace recently completed alongside the Harborough Innovation Centre. The scheme is at the edge of Market Harborough with excellent road and rail connectivity.

**8 WELLINGTON BUSINESS PARK**

1001 ha development offering up to 46,021 m<sup>2</sup> of commercial space. Available on a DB8 basis, freehold or leasehold, with industrial and warehouse units ranging from 200 m<sup>2</sup> - 10,000 m<sup>2</sup> and office buildings from 405 m<sup>2</sup> (subject to planning). Situated 12 miles north of Market Harborough with excellent road and rail connectivity.

**9 COMPASS POINT BUSINESS PARK**

DB8 opportunities as an established business park with immediate access to the A6 and Market Harborough. Offered freehold or leasehold, two office plots of 200 m<sup>2</sup> and 1050 m<sup>2</sup> are available with further development opportunities up to 3,000 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 105 m<sup>2</sup> for sale or let. The park is situated midway 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 2,350 houses, 215 ha of employment space, new schools, community facilities, green spaces, and a local retail centre.

**12 MAGNA PARK LUTTERWORTH**

Covering over 230 ha, Magna Park Lutterworth is one of Europe's largest logistics facilities offering a superb strategic location. Outline planning has been secured for 265,000 m<sup>2</sup> of logistics space with capabilities of up to 99,000 m<sup>2</sup> in one building.

**13 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 94,666 m<sup>2</sup> of employment space and is a prominent main road location within 2 miles of Lutterworth, Magna Park and M1 (J20).

**14 ELM BUSINESS PARK**

A 4-ha mixed-use development offering design and build opportunities for industrial/logistics/warehouse units from circa 405 m<sup>2</sup> to 2,320 m<sup>2</sup> (subject to planning) within easy access to Leicester. Junctions of the M1 and M42. Brington Atley is located approx. 10 miles south of Lutterworth and 7 miles east of Hinckley.

**15 STONEY STANTON BUSINESS PARK**

A great opportunity to buy or rent superb quality industrial or warehouse space ranging from 238 - 1,646 m<sup>2</sup>. The business park benefits from proximity to the M63 and Hinckley, with easy access to both M1 (J24) and Leicester city centre.

**16 GRIFFEN PARK**

Planning secured for 84,000 m<sup>2</sup> of industrial and warehouse space - four units ranging from 3,650 - 47,000 m<sup>2</sup>. The 338-ha site forms part of a large logistics campus (37 ha total) and is centrally located with easy access to the M1 and M42 motorways and 8 miles from Leicester.

**17 BARWELL SUE - SUSTAINABLE URBAN EXTENSION**

The development will comprise 2,000 new homes, 62 ha of employment space, a primary school, health centre and retail and community facilities.

**18 HINCKLEY PARK**

Established 93 ha strategically located business park, adjacent to the M69 (J3) near Hinckley. Recent developments include a 20,000 m<sup>2</sup> unit the largest automated parcel depot in Europe, alongside a 60,000 m<sup>2</sup> logistics facility. The remaining 11 ha can accommodate up to 415,000 m<sup>2</sup> of DB8 commercial space.

**19 MERCIA PARK**

Major 272,239 m<sup>2</sup> logistics campus situated just off the M42 (J19) motorway, within the UK's logistics 'Golden Triangle'. The site will be home for leading international automotive and distribution businesses. Three new high specification distribution units (19,000 m<sup>2</sup>, 25,000 m<sup>2</sup> and 33,000 m<sup>2</sup>) will be available for lease.

**20 G-PARK, ASHBY**

A 194 ha development site adjacent to the A42 and A51, providing access to the M42 and M1 (J20). The development has been flexibly designed to accommodate build to suit logistics/warehouse opportunities of up to 68,377 m<sup>2</sup>.

**21 BARDON HILL**

A 156 ha development site located within 2 miles of the M1 (J22). The site will host over 30,000 m<sup>2</sup> of commercial floor space for industrial and logistics/warehouse uses (units ranging from 360 m<sup>2</sup> to 10,993 m<sup>2</sup>). Speculative construction is underway with anticipated completion summer 2022.

**22 MOUNTPARK BARDON III**

A 326 ha site with outline planning consent for up to 59,200 m<sup>2</sup> of industrial and logistics/warehouse uses. The site is 20 miles from the M1 (J20) and forms the third phase of the proven Mountpark Bardons distribution scheme.

**23 STUB BROOK BUSINESS PARK**

Adjacent to East Midlands Airport and directly linked to the A20, A43 and M1 (J20 / J24) motorways, the park offers DB8 opportunities for offices from 300 m<sup>2</sup> and industrial/warehouse units from 278 - 6,000 m<sup>2</sup>.

"We wanted to focus on the right place for our continued expansion and decided that Loughborough was a perfect fit for our business. It's a fantastic location with easy access to skilled people from the University and the surrounding area, along with excellent connections to the whole of the UK."

THE ACCESS GROUP

**24 EM POINT**

138 ha site overlooking the M1 (J24) motorway and adjacent to East Midlands Airport. Bespoke DB8 opportunities for a variety of uses including office, industrial, hotel/showroom. Excellent transport links to an established and connected business location.

**25 EAST MIDLANDS DISTRIBUTION CENTRE - EMDC BUSINESS PARK**

An established 120,000 m<sup>2</sup> National Distribution Centre at the heart of the UK, minutes from the M1 (J24) and East Midlands Airport. The remaining plots can cater for sites from 200 - 220,000 m<sup>2</sup> - either freehold or leasehold.

**26 EQUITES PARK**

DB8 opportunities available from 4,445 - 3,072 m<sup>2</sup> on a 1706 ha commercial development. The site is in proximity to East Midlands Airport and the M1 (J24) motorway.

**27 MELTON COMMERCIAL PARK**

Major 514 ha employment area within Melton Hubway comprising 328,000 m<sup>2</sup> of existing space along with 769 ha of development land (plots range from 22 - 587 ha). The site benefits from direct access to the UK rail network and is suitable for office, industrial and logistics/warehouse uses.

**28 OLD DALBY ENTERPRISE VILLAGE**

18,000 m<sup>2</sup> of new employment space aimed SME owner / occupiers across 15 fully serviced flexed plots suitable for buildings between 1,000 - 2,000 m<sup>2</sup>. The site is a short distance from Melton Mowbray, Nottingham, and Leicester.

**29 LAND SOUTH OF LEICESTER ROAD, MELTON MOWBRAY**

New development on a 96 ha site on Leicestershire on the outskirts of Melton Mowbray, offering up to 16,000 m<sup>2</sup> of employment space. The site forms part of the South Melton Sustainable Urban Extension, a 1,218-ha housing and employment-led development.

A great place for business

- Fast facts**
- ✓ A £25.9 billion economy – the largest in the East Midlands
  - ✓ Over 500,000 jobs and over 42,000 trading businesses in the city and county
  - ✓ Top ten largest city in England – population over 350,000
  - ✓ Businesses here save on 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 20% 16-29 year olds – well above the national average
  - ✓ Home to three leading universities, 60,000 university students and 15,000 high-quality graduates yearly

Leicester | Leicestershire  
 One of the UK's fastest growing cities  
 ...and a business investment hot spot

One of Britain's most attractive and cost effective places to develop, own or lease commercial property.



"We came here because of the high quality workers and because the business community wants to work together to help each other and to grow the city."

IBM

**10 WIGSTON BUSINESS PARK**  
 DBB opportunities for industrial and warehouse / distribution units up to 4,600 m<sup>2</sup>. The site benefits from proximity to commuter links via the A19, A6, M1 and M69, with Leicester city centre just 15 mins away.

**11 FORMER DUNLOP FACTORY SITE**  
 A 2.4 ha mixed-use regeneration opportunity of the former site of the Dunlop rubber factory. Centrally located within 1 mile of Leicester city centre and near to housing, employment, and a modern secondary school.

**12 THORPEBURY DEVELOPMENT**  
 Outline planning permission secured for a 3.9ha employment site for office, light industrial and retail development, which will deliver approximately 4,200 homes supported by a full range of community facilities, green space, and transport connections into central Leicester.

"We've formed a productive relationship with key local partners including the City and County Councils and their inward investment teams, helping us to make informed decisions and have a seamless experience when investing in the area."

AMAZON

Global Connectivity

- ACCESS TO 88% OF THE UK POPULATION WITHIN 4 HOURS' DRIVE
- ONE HOUR TO LONDON BY HIGH SPEED RAIL
- TWO INTERNATIONAL AIRPORTS WITHIN 40 MINS DRIVE
- HOME TO EAST MIDLANDS AIRPORT - THE UK'S LARGEST PURE CARBO AIRPORT
- FOUR NATIONAL MOTORWAYS RUNNING THROUGH LEICESTERSHIRE
- A WORKFORCE OF 2.8 MILLION WITHIN A ONE-HOUR DRIVE
- OVER 3 MILLION CONSUMERS WITHIN THREE HOURS' DRIVE
- ONE OF THE BEST PLACES TO BRING UP A FAMILY

**1 PIONEER PARK - ENTERPRISE ZONE**  
 Space and knowledge-led technology park within central Leicester, home to the National Space Centre, i3com Space Park Leicester and managed workspace for knowledge / R&D-focused technology businesses. A 1.4 ha development site further managed workspace, and a 3,700 m<sup>2</sup> space and satellite technology manufacturing facility are now being brought forwards.

**3 LEICESTER STATION GATEWAY**  
 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 entrance, creating a highly attractive city centre gateway.

**2 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. High specification Grade A self-contained new build offices from 90 m<sup>2</sup> with dedicated parking, are now available on a freehold or leasehold basis.

**4 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.

**5 GOLDEN GATE PARK, BELGRAVE CIRCLE**  
 Build to suit industrial / warehouse units from 1200 - 5224 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.

**9 GENESIS PARK**  
 15 high-quality flexible industrial / warehouse units ranging from 445 - 4,075 m<sup>2</sup>, available to rent Q3 2020. The site is located approx. 2 miles from Leicester city centre and the M1/M69 interchange.

**6 LEICESTER DISTRIBUTION PARK (LEDP)**  
 18.2 ha prime development site within an established industrial and logistics location, situated a mile from Leicester city centre and under a mile from the M1/M69 interchange. Four new speculatively built units of 270 m<sup>2</sup>, 400 m<sup>2</sup>, 640 m<sup>2</sup> and 1,040 m<sup>2</sup> are under construction - completion early 2022.

**7 OPTIMUS POINT**  
 One of the best located warehouse, distribution, and industrial schemes in the UK, situated next to the M1 (A6). The 46.3 ha site has attracted multiple local, national, and international companies and offers DBB industrial and warehouse units up to 8200 m<sup>2</sup> on the last plot.

**8 ENDERBY LOGISTICS HUB**  
 The development, set within a 38 ha site, will offer up to 100,000 m<sup>2</sup> of new warehouse / distribution space within four units from 14,098 - 85,929 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.



Explore the opportunities that investing in Leicester means:

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Leicester and Leicestershire is home to major international organisations

