

mercida park



TO LET

INDUSTRIAL / WAREHOUSE UNITS

215,000 – 881,387 SQ FT

19,973.5 – 81,883 SQ M

J11 M42, APPLEBY MAGNA, DE12 8AA

merciaparkj11.co.uk

THE OPPORTUNITY

Mercia Park offers occupiers the opportunity to acquire grade A Industrial/Logistics space within a secure campus development directly off Junction 11 of the M42 motorway.

There is a central gatehouse secured spine road for HGV access to yard areas with a separate perimeter road for cars and public transport.

The Park incorporates new bus routes, cycleways, pedestrian pathways and substantial amenity areas in a parkland setting.

The units are currently under construction on a phased basis with the following dates for occupation;

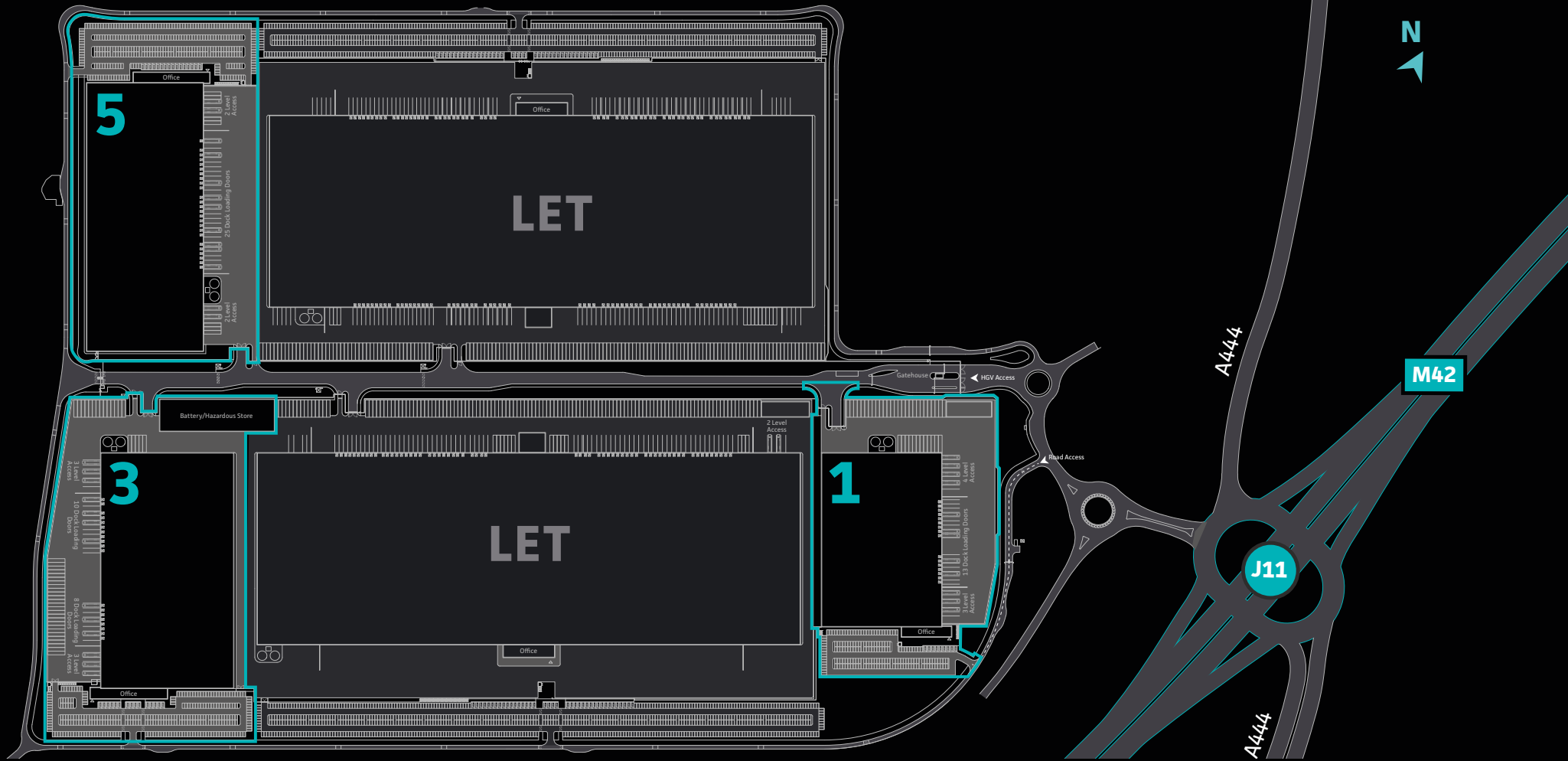
Construction Completion

UNIT 3 Q1 2022

UNIT 1 Q2 2022

UNIT 5 Q3 2022





Unit 1	Sq ft	Sq m
Warehouse	200,000	18,580
Three storey Office	15,000	1,393.5
Total	215,000	19,973.5

Unit 3	Sq ft	Sq m
Warehouse	300,335	27,902
Ground floor office	8,106	753
First floor office	7,899	734
Total	316,340	29,389

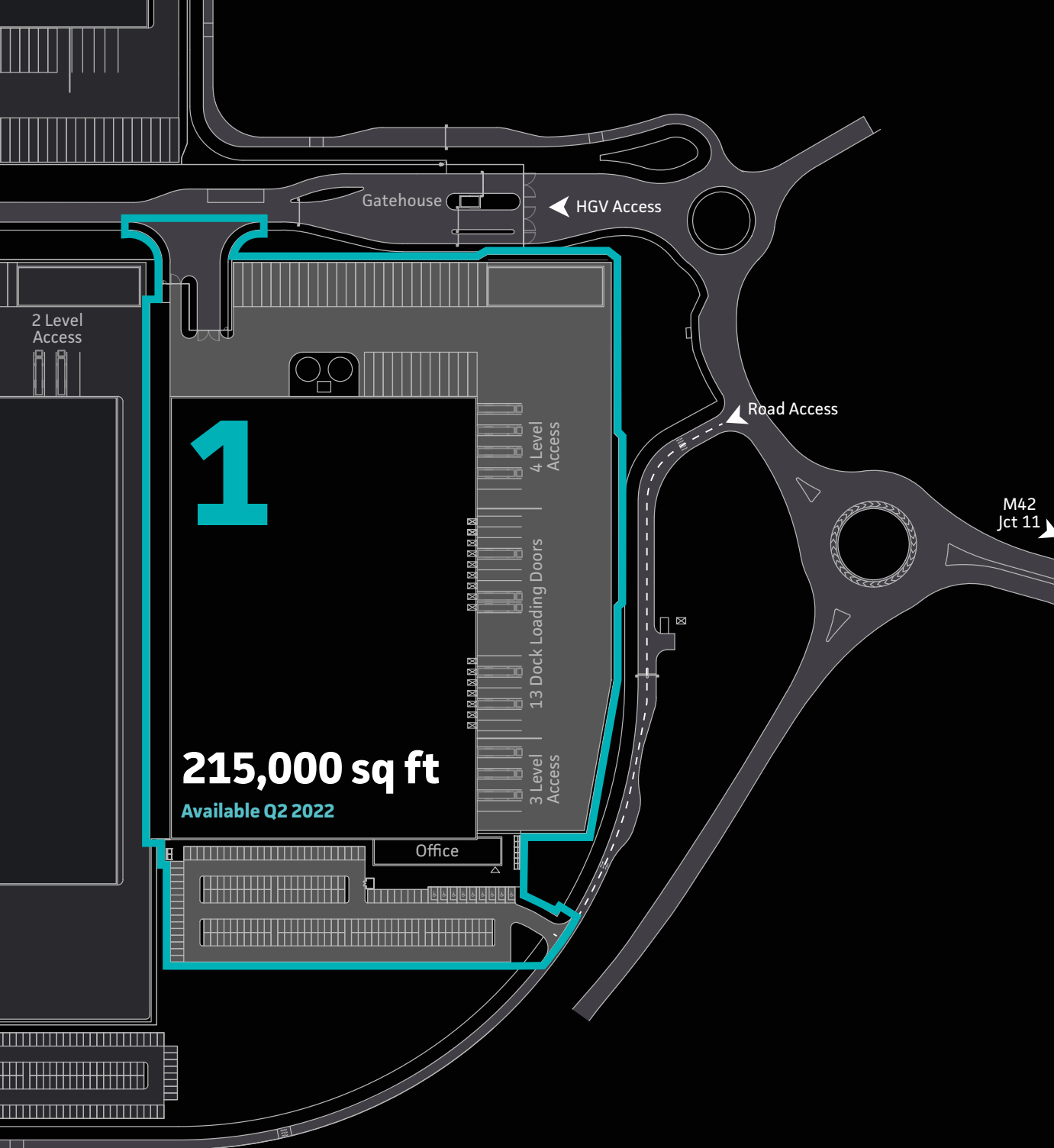
Battery store	35,047	3,256
Total	351,387	32,645

Unit 5	Sq ft	Sq m
Warehouse	300,000	27,870
Two Storey Office	15,000	1,393.5
Total	315,000	29,263.5

UNIT 1

The accommodation comprises Grade A warehouse accommodation comprising:

	Sq ft	Sq m
Warehouse	200,000	18,580
Three storey Office	15,000	1,393.5
Total	215,000	19,973.5



180 car parking spaces



39 HGV spaces



50kNm² floor loading



1 MVA power



3 storey offices



50m yard depth



15m clear working height

UNIT 3

The accommodation comprises Grade A warehouse accommodation comprising:

	Sq ft	Sq m
Warehouse	300,335	27,902
Ground floor office	8,106	753
First floor office	7,899	734
Total	316,340	29,389
Battery store	35,047	3,256
Total	351,387	32,645



300 car parking spaces



45 HGV spaces



50kNm² floor loading



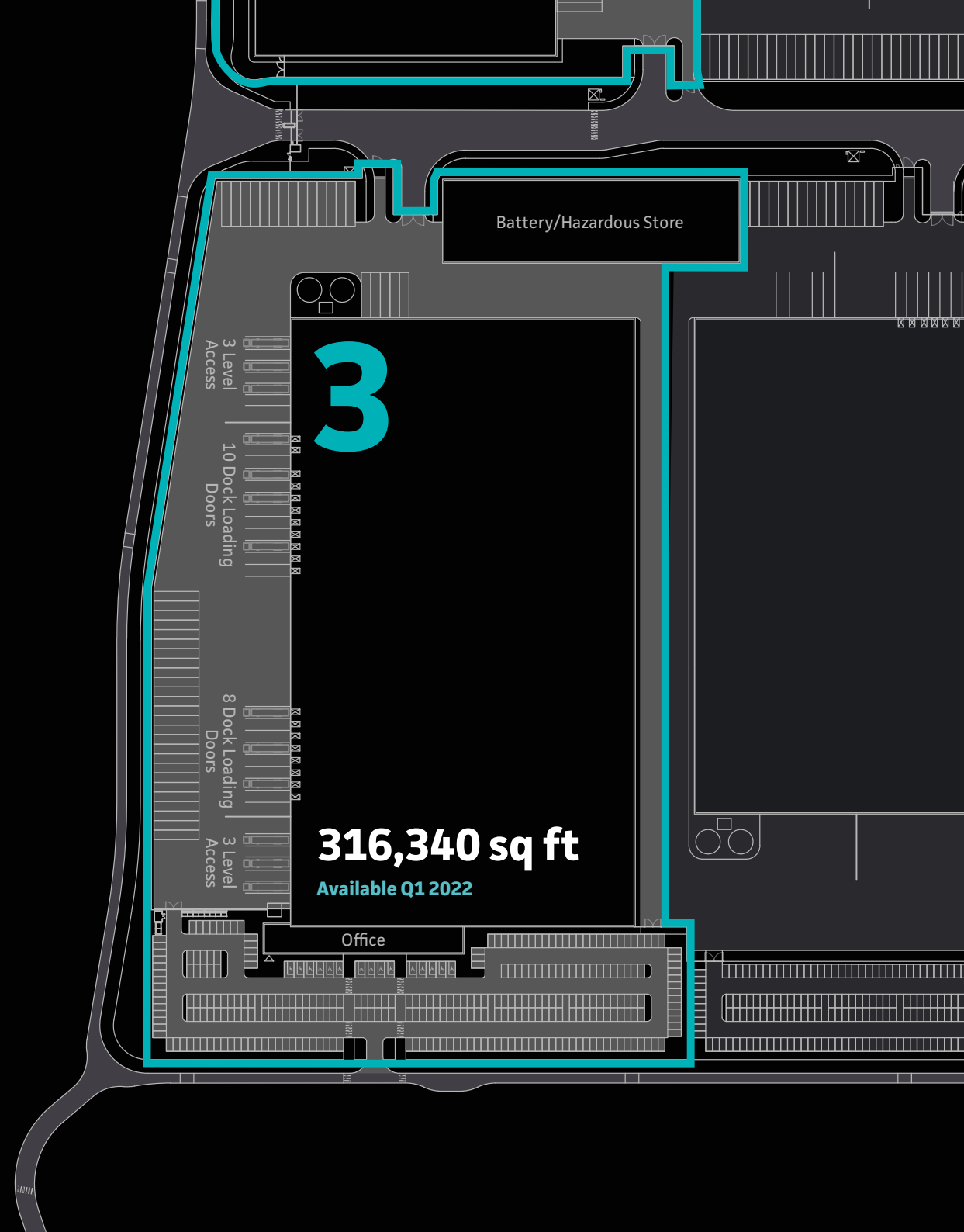
1 MVA power



50m yard depth



15m clear working height



UNIT 5

The accommodation comprises Grade A warehouse accommodation comprising:

	Sq ft	Sq m
Warehouse	300,000	27,870
Two Storey Office	15,000	1,393.5
Total	315,000	29,263.5



315 car parking spaces



7 HGV spaces



50kNm² floor loading



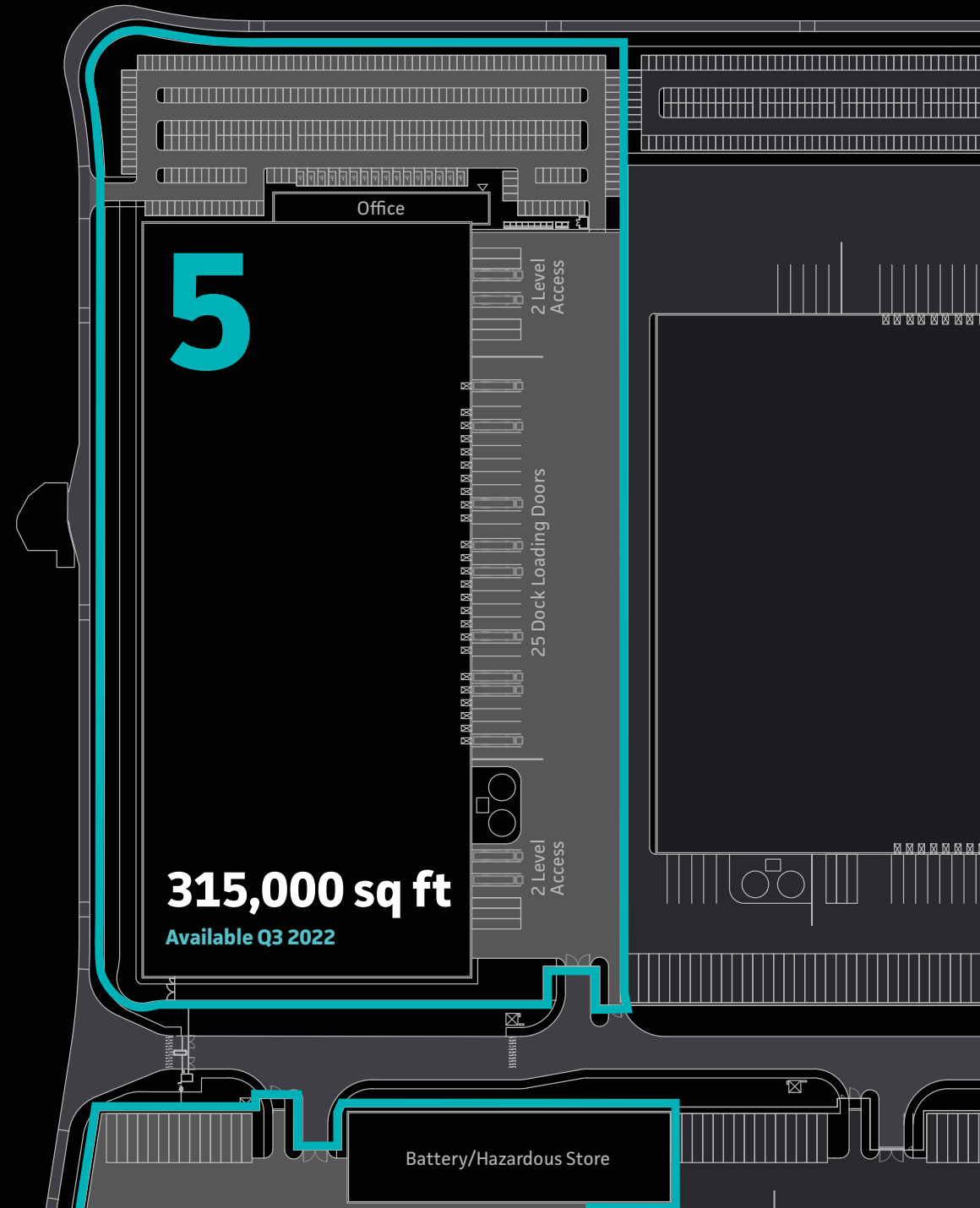
1 MVA power



50m yard depth



15m clear working height



LOCATION

The estate is situated adjacent Junction 11 of the M42 Motorway within the heart of the golden triangle of logistics. The M42 motorway provides excellent access to the national motorway network of the M6 / M1 and M6 (Toll) affording excellent connectivity to the Greater Midlands conurbations of both Birmingham and Nottinghamshire.



Birmingham and East Midlands Airports are within easy reach to both the north and south along with the Rail connected sites of Hams Hall / Birch Coppice and East Midlands Gateway.

DRIVE TIMES





A workforce of over 1,112,200 within a 30 minute drive



Grade A Industrial/Warehouse accommodation



Flexible lease terms



Located in the heart of the golden triangle



Large power capacity



Extensive landscaped environment



Secure campus

PLANNING

We understand that the site has been designed for all uses including B1 / B2 and B8, subject to planning.

TENURE

The units are offered on a new FRI sublease for a term to be agreed.

RENT

Rent Upon Application.

SERVICE CHARGE

A service charge will be levied to cover the cost of maintenance and repair of the common areas of the estate.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal and surveyor costs incurred in the transaction.

MONEY LAUNDERING REGULATIONS

The Purchaser will provide full disclosure for Anti Money Laundering Checks for the transaction to proceed. In accordance with Anti Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

merciapark

merciaparkj11.co.uk

ALL ENQUIRIES

Simon Norton

simon.norton@colliers.com

07788 436273

Charles D'Auncey

charles.dauncey@harrislamb.com

07747 897 866



0121 265 7500

colliers.com/uk/industrial



Misrepresentation Act

Colliers International and Harris Lamb conditions under which particulars are issued: Messrs. Colliers International and Harris Lamb and for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. Colliers International and Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. (v) All images within this brochure are for illustration purposes only. 2022. **Designed and produced by Barques. barques.co.uk**