



340,000 sq ft industrial and distribution unit in a prime location

HINCKLEY 340

J1 · M69



Available
November 2023



Adjacent to
J1 M69



Net Zero Ready
Building



Up to 7.5 MVA
Available




HINCKLEY 340
340,000 SQ FT

J20 M1

 dpd

 amazon

A5

 JURYS
INN

Hinckley

J1 M69

Hinckley 340 is a new speculative building adjacent to junction 1 of the M69 in Hinckley, Leicestershire.

Hinckley 340 offers an industry leading specification including 15m haunch height, 50m yard and 2 storey HQ style offices and will be delivered as Net Zero carbon in construction and is designed to be Net Zero ready.



HINCKLEY 340

340,000 SQ FT

	Sq ft	Sq m
Warehouse	323,000	30,007
Two Storey offices	14,000	1,301
Pod office	3,000	279
Total	340,000	31,587



305 Parking spaces



54 HGV parking spaces



50m yard depth



30 Dock doors



4 Level Access doors



Available for B1/B2 & B8



2 MVA
PLUS an additional 5.5 MVA available



Floor Loading 50kn/m²



Haunch height 15m



14k of Grade A office space

SUSTAINABILITY

Hinckley 340 is built to the highest standards of sustainability, targeting BREEAM Excellent and EPC A ratings. The unit will be delivered as Net Zero in construction and is designed to be Net Zero ready.



HINCKLEY 340

NET ZERO TERMINOLOGY

We use UKGBC definitions of Net Zero terms. For more information, please visit hinckleypark.co.uk/#sustainability



Target BREEAM
'Excellent'



32 EV parking
spaces installed



Infrastructure for
100% EV spaces



Solar PVs to assist
Net Zero Operation



EPC A



Delivered as Net Zero
in construction



Net Zero
Ready

SUSTAINABLE FUTURES

IM Properties recently launched its Sustainable Futures framework, setting out ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

We pledge that sustainability will continue to be at the heart of how we work at Hinckley Park and will deliver on a number of sustainability credentials. The next stage of development will be delivered at Net Zero carbon in construction and buildings will be net zero ready. As a result the building will be optimised to achieve Net Zero in Operation. We are targeting BREEAM Excellent and EPC A.

Hinckley Park will continue to play an active role in the local community, continuing the commitment previously made alongside key stakeholders to an Employment and Skills Charter to identify employment and training opportunities for local businesses and individuals at the site. School visits to site and skills workshops have previously

given young people in the local area valuable experiences of careers and opportunities in the construction industry, and we will look to continue this work with the new development.

For more information about sustainability and community initiatives at Hinckley Park visit hinckleypark.co.uk/#sustainable-futures



Engagement with local schools for skills workshops and site visits



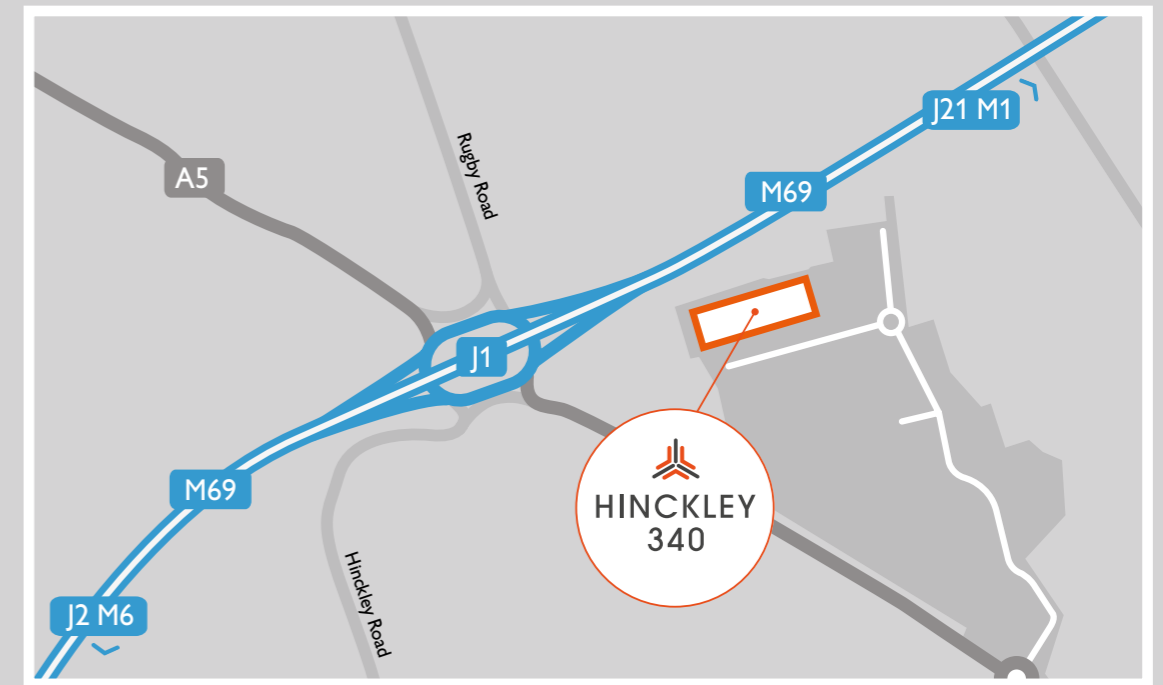
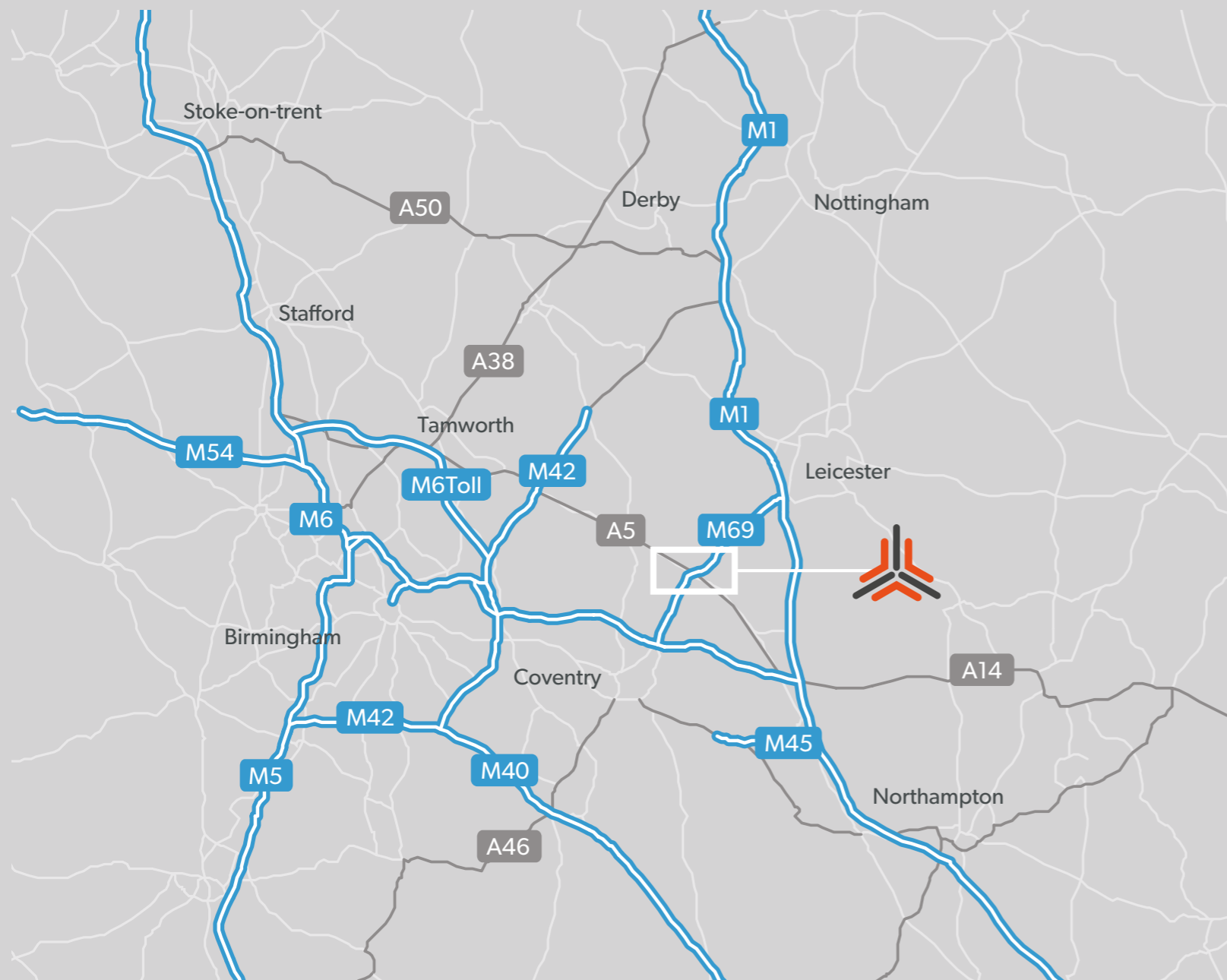
Net Zero ready



Employment and training opportunities for local businesses and individuals



Implemented a Sustainable Transport Plan



DRIVING DISTANCES

Cities	Miles
Coventry	10.5
Leicester	12.6
Birmingham	28
Northampton	30.6
Nottingham	39.7
Derby	40.1

Motorways	Miles
M69	0.2
M6 J2	6.5
M1 S J20	9.5
M1 N J21	9.8

Source: Google Maps

LOCATION

Hinckley Park is strategically located adjacent to the M69 and 6.5 and 9.5 miles from the M6 and M1 respectively. The park is just a short drive from Leicester and Coventry, offering a wide potential customer and workforce pool, with over 109,000 households within a 10 mile radius of site*. Birmingham and East Midlands Airports, and BIFT and Hams Hall railports, are all within an hour of site.

* Post Office

Sat Nav: LE10 3JA

what3words:///lively.tall.angle

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