

unit  
**one**  
215,627 sq ft

**merciapark**  
APPLEBY MAGNA · DE12 8AA



**Final Grade A Industrial/Warehouse unit  
located in the heart of the golden triangle.  
NOW AVAILABLE**

# A unique opportunity to be part of an exciting new business estate.

Situated within the heart of the UK's 'Golden Triangle' of logistics, directly off Junction 11 of the M42 motorway, Mercia Park offers a leading warehouse solution for industrial and logistics occupiers.

Energised by 1MVA of power, the last remaining unit offers 215,627 sq ft of Grade-A warehouse and office accommodation, immediately available.



With a BREEAM 'Excellent' rating and net-zero carbon construction, the scheme provides solid foundations for sustainable performance, while new bus routes, cycleways and pedestrian pathways mean employees can benefit from an easy commute into work.

A central gatehouse provides enhanced on-site security, with a dedicated spine road for HGV access to yard areas and separate perimeter road for cars and public transport use. Unit 1 offers 180 car parking spaces in addition to 39 HGV spaces.



unit  
**one**

**180**

CAR PARKING SPACES

**39**

HGV SPACES

**15**

METRES EAVES HEIGHT

**13**

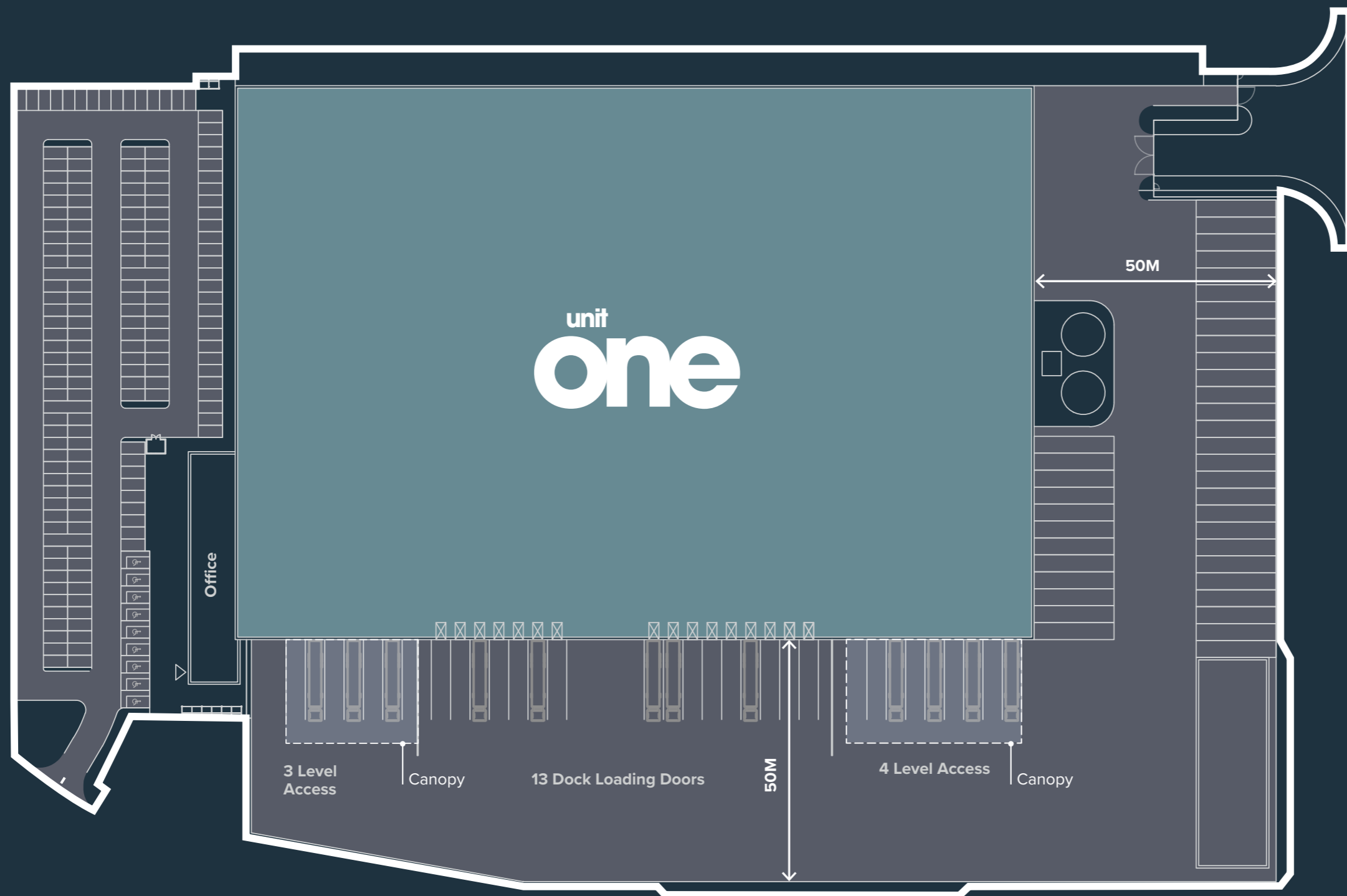
DOCK LEVEL LOADING DOORS

**7**

LEVEL ACCESS DOORS

**2x50**

METRE YARD DEPTH



**Final high specification unit now available.**

<b>unit 1</b>	SQ FT	SQ M
Warehouse	200,618	18,638
Three Storey Office	15,009	1,394
<b>Total</b>	<b>215,627</b>	<b>20,032</b>



**EPC 'A'**



**1MVA Power**



**BREEM  
'Excellent'**



**15m Eaves**



**50kNm<sup>2</sup> floor  
loading**



**Grade A Office  
accommodation**



# Set within expansive landscaping, Mercia Park is the UK's largest Net Zero Construction Development and is Net Zero Carbon Ready.

Helping occupiers to prioritise energy-efficient, cost-saving and future-proofed operations, the BREEAM 'Excellent' and EPC 'A'-rated design includes reinforced roofing for PV panelling and charging points for electric vehicles.



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

Mercia Park benefits from a strong regional workforce, with approximately 342,000 economically active people living within the Leicestershire area, more than 139,000 of which have a Level 4 qualification and above.

A WORKFORCE OF OVER  
**1,112,200**  
WITHIN A **30**  
MINUTE DRIVE

Situated adjacent to the J11 of the M42 motorway network, which connects with the M1, M40, M6 and M6 Toll, the location offers excellent connectivity to the Midlands conurbations of Birmingham, Nottinghamshire and Leicestershire.

MORE THAN  
**139,000**  
LEVEL **4**  
QUALIFICATION  
AND ABOVE

At the heart of the 'Golden Triangle' of UK logistics, Mercia Park offers swift access from the north and south to East Midlands and Birmingham International Airports, which lie within a 22-mile radius of the scheme. Meanwhile, rail connections provide streamlined connections to the nearby sites of Hams Hall / Birch Coppice and East Midlands Gateway.

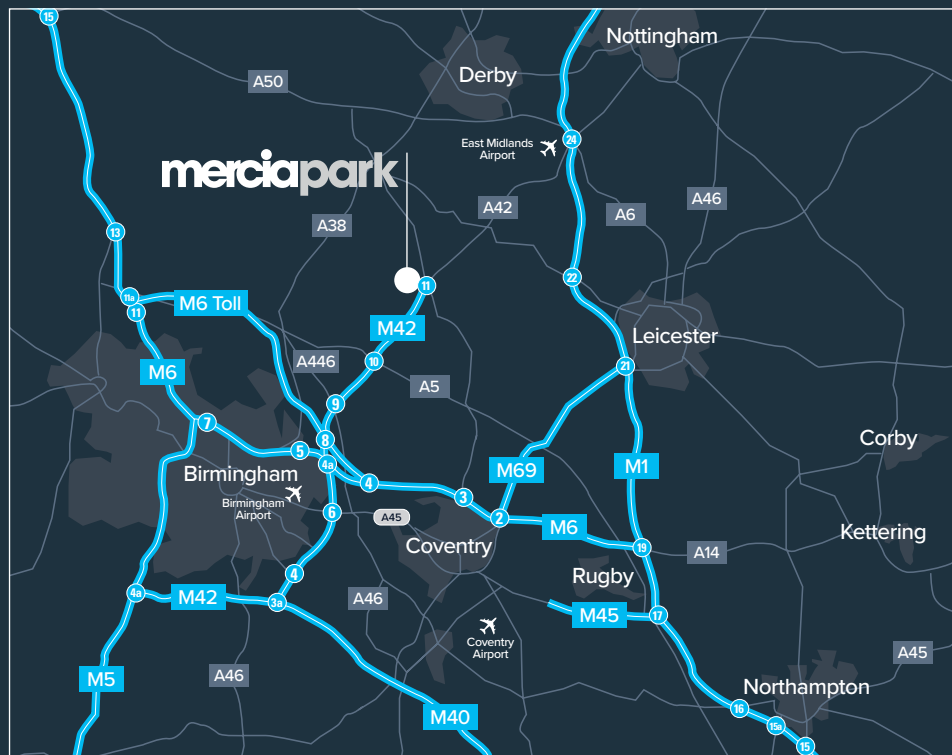
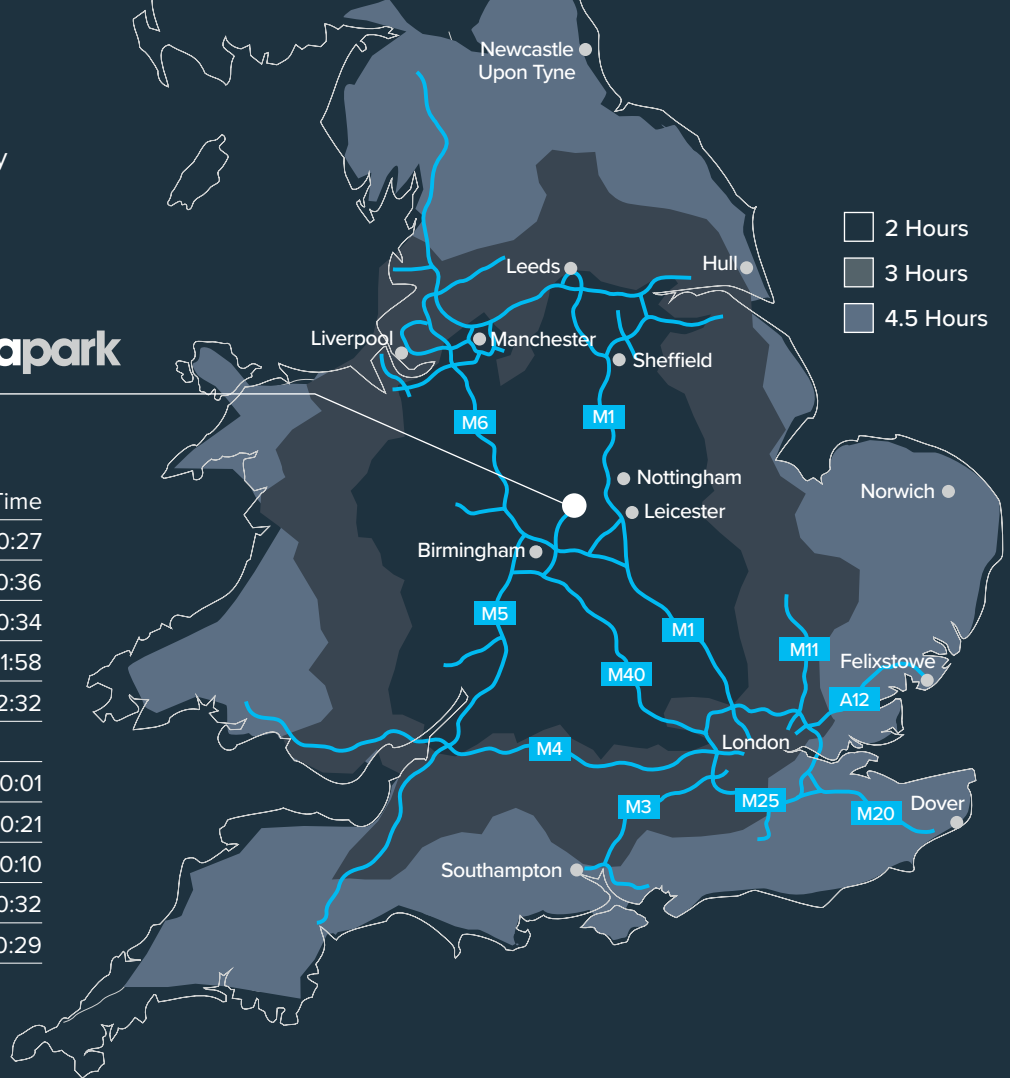
**1** MINUTE  
**M42**  
J11

Mercia Park is situated adjacent Junction 11 of the M42 Motorway within the heart of the golden triangle of logistics.

J11 M42  
APPLEBY MAGNA  
DE12 8AA

**merciapark**

	Miles	Time
Birmingham	24	0:27
Nottingham	27.4	0:36
Derby	21.7	0:34
Manchester	77.0	1:58
London	113.3	2:32
M42	0.1	0:01
M1	14.3	0:21
M6	7.7	0:10
M54	29.6	0:32
M40	28.2	0:29



**ICG**

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ICG provides flexible capital solutions to help companies develop and grow. We are a leading global alternative asset manager with over 30 years' history, managing \$72bn of assets and investing across the capital structure. We operate across four asset classes: Structured and Private Equity, Private Debt, Real Assets, and Credit.

We develop long-term relationships with our business partners to deliver value for shareholders, clients and employees, and use our position of influence to benefit the environment and society. We are committed to being a net zero asset manager across our operations and relevant investments by 2040.

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