

TO LET

UNIT 2 - 103,679 SQ FT
INDUSTRIAL / DISTRIBUTION UNIT

UNIT 1 - LET TO CATERPILLAR
UNIT 2 - AVAILABLE NOW

LEICESTER
GRIFFEN PARK

DESFORD
(J21/21A M1)
LEICESTERSHIRE
LE9 9BZ

/// **FIRMING.COFFEE.LABELS**



103,679 - 508,050 SQ FT INDUSTRIAL / DISTRIBUTION UNITS

PHASE 1 AVAILABLE TO LET

CATERPILLAR

NEOVIA

NEOVIA

**UNIT 4
508,050 SQ FT**

**UNIT 1 LET TO
CATERPILLAR**

**UNIT 3
169,878 SQ FT**

**UNIT 2
103,679 SQ FT**

**PHASE 2: D&B
OPPORTUNITIES**



993,000
economically active
people within 20km.



Leicester's location
allows access to 95% of the
UK within a 4.5 hour drive.



Home to East Midlands
Airport: The UK's largest
pure cargo airport.



Population is forecast to
grow by 14% by 2035, 7.5%
higher than national average.



Manufacturing, Transport
& Storage account for
18% of jobs in the area.

UNIT 2

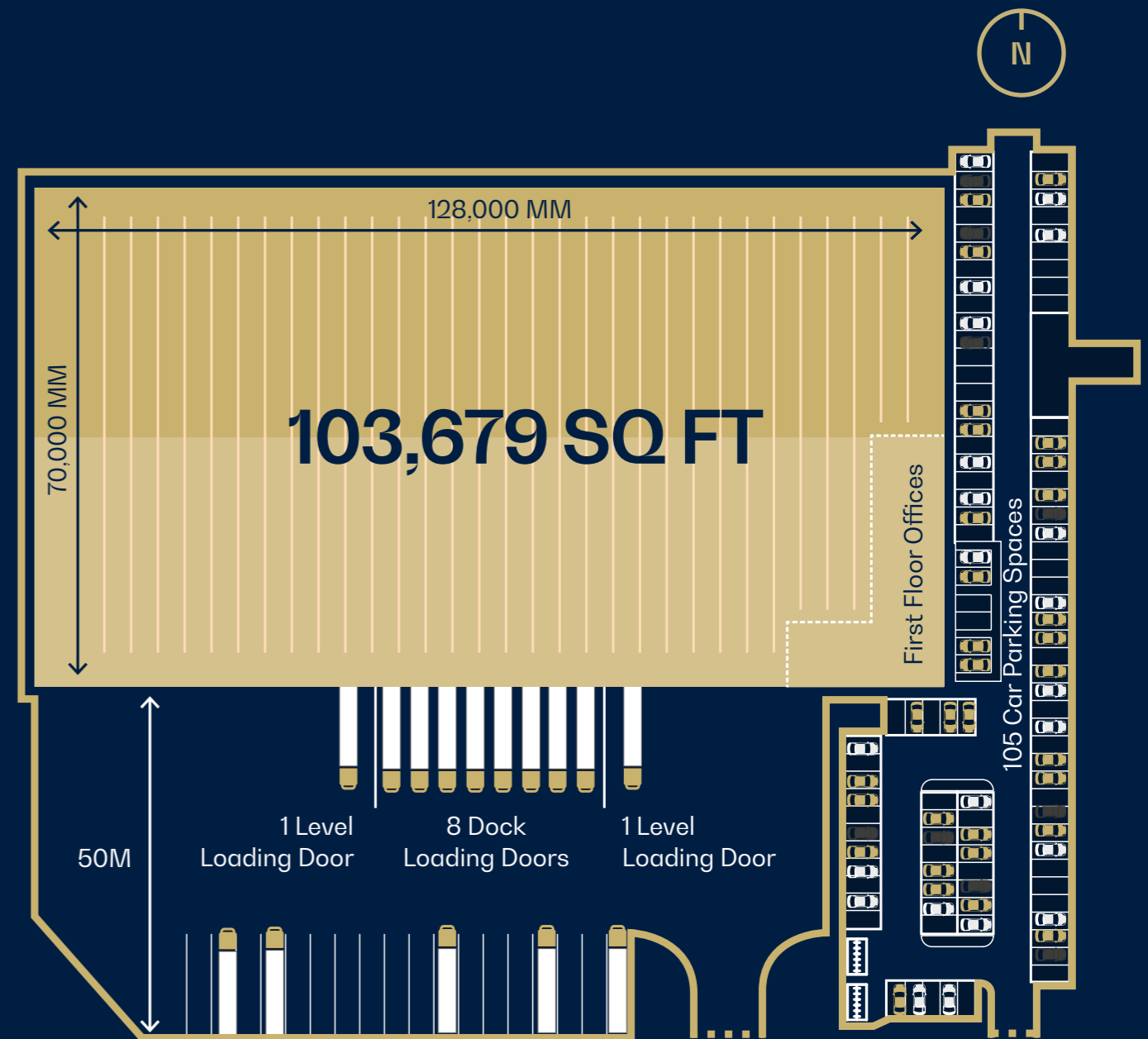
AVAILABLE NOW

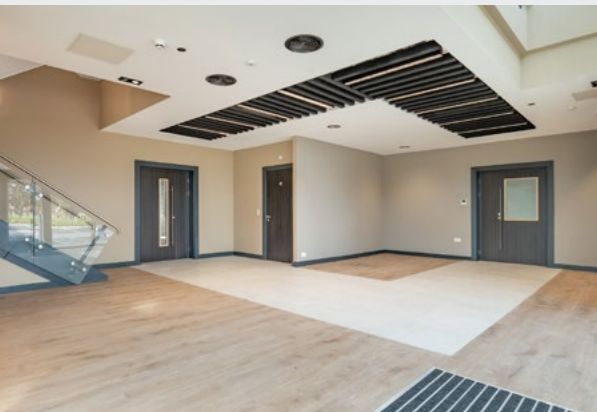
103,679 SQ FT
(9,632 SQ M)

UNIT 2	SQ FT	SQ M
WAREHOUSE	96,445	8,960
FIRST FLOOR OFFICE	3,617	336
SECOND FLOOR OFFICE	3,617	336
Total	103,679	9,632



- 2 Level Loading Doors
- 8 Dock Loading Doors
- First Floor Offices
- 12.5m Eaves Height
- 18 HGV Parking Spaces
- 50kn/m2 Floor Loading
- 50m Yard Depth
- 105 Car Parking Spaces
- Secure Estate Gatehouse
- 500kVA Supply






SUSTAINABILITY FOCUSED

Griffen Park's sustainability focused construction includes BREEAM Excellent standard with an EPC rating of A, including rooftop PV panels, reduction of built in carbon and use of recyclable materials. These features enable occupiers to limit their own environmental impact.

Reduction of Built In Carbon



15% Roof Lights



BREEAM Excellent



Cladding Insulation to BREEAM Green Guide 'A+' Rating




Solar Panels



LED lighting



EV Charging Points
Unit 1 : 8
Unit 2 : 6

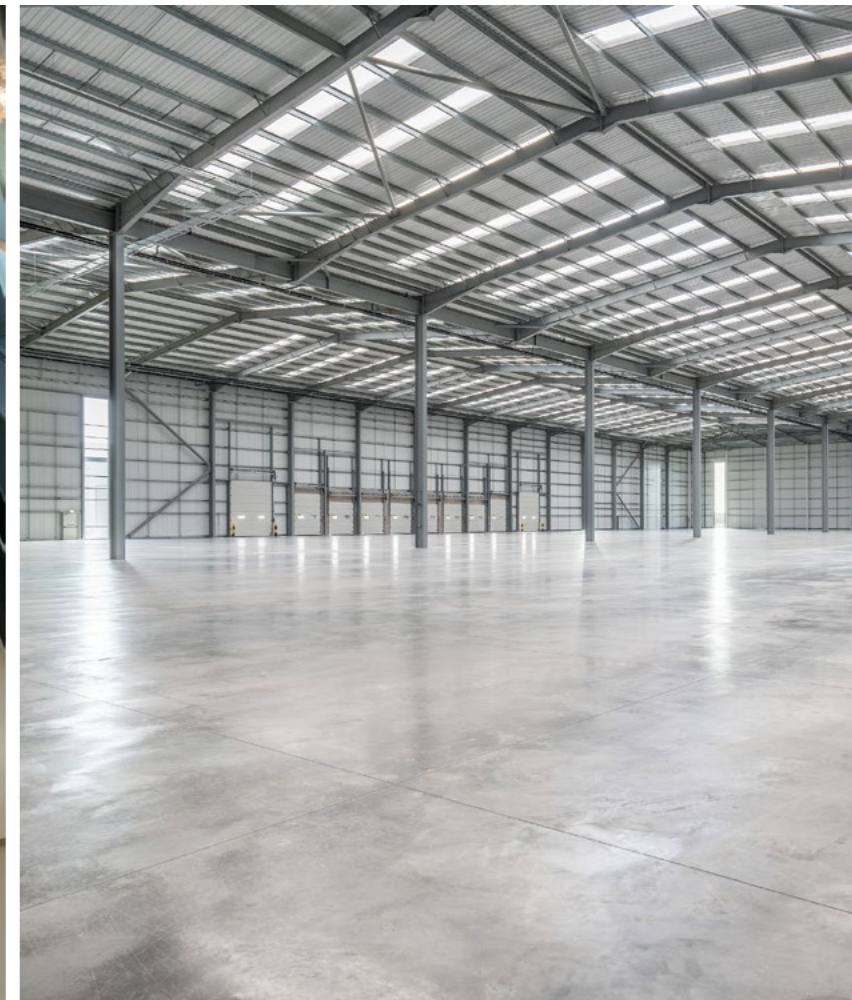


Cycle Spaces
Unit 1 : 36
Unit 2 : 24



EPCA Rating







LOCATION

Airports

	Distance
East Midlands	17 miles
Coventry	23 miles
Birmingham International	33 miles

Ports

	Distance
Liverpool	122 miles
London Gateway	128 miles
Felixstowe	151 miles

Destination

Destination	Distance
M1 21A	5.7 miles
M69 J3	6.4 miles
Leicester	7.3 miles
M6 J2	16.5 miles
Birmingham	34.4 miles
Central London	104 miles

Rail Freight Terminals

	Distance
Birch Coppice	17 miles
Hams Hall	24 miles
Daventry (DIRFT)	25 miles

www.griffen.co.uk



GRIFFEN

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