

**TO LET**

UNIT 2 - 103,679 SQ FT  
IMMEDIATELY AVAILABLE

**GRIFFEN PARK  
LEICESTER**

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

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

**103,679 SQ FT  
IMMEDIATELY AVAILABLE**

**CATERPILLAR**

**NEOVIA**

**NEOVIA**

**LETTO  
CATERPILLAR**



**UNIT 2  
103,679 SQ FT**



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

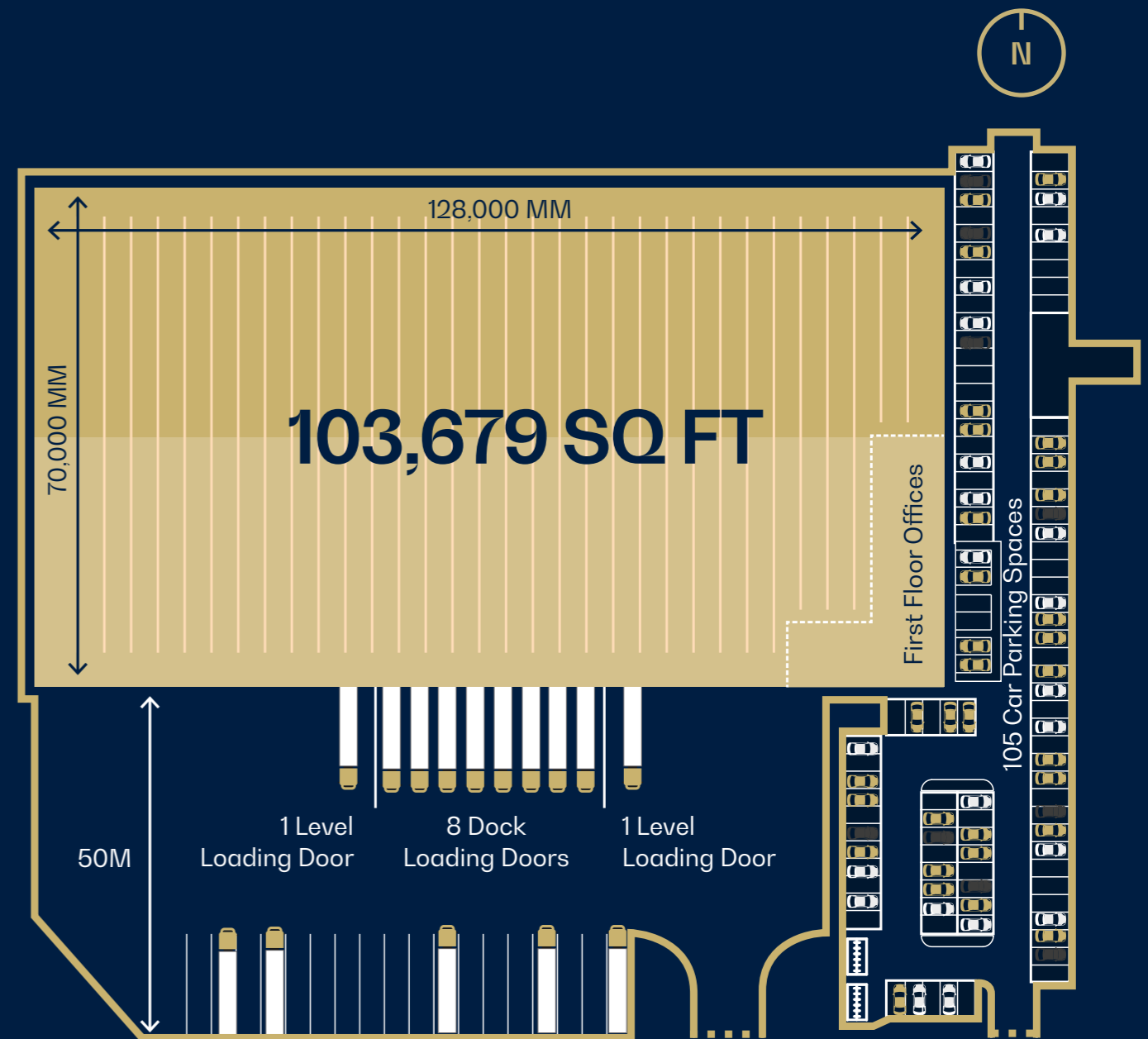
AVAILABLE NOW

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
<b>Total</b>	<b>103,679</b>	<b>9,632</b>



- 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

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

## Ports

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

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

[www.griffenpark.co.uk](http://www.griffenpark.co.uk)



**GRIFFEN**

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