

Desford
M1 Junctions 21 / 21A
Leicestershire
LE9 9BZ

COMMERCE

3 Industrial / warehouse buildings
in the heart of the Golden Triangle:
184,000 up to 1.6m Sq Ft

Flexible lease terms
Fully Fitted



1,651,229 SQ FT OF LANDMARK WAREHOUSING

randstad

CATERPILLAR

DESFORD **M1**

184,000 **SQFT**

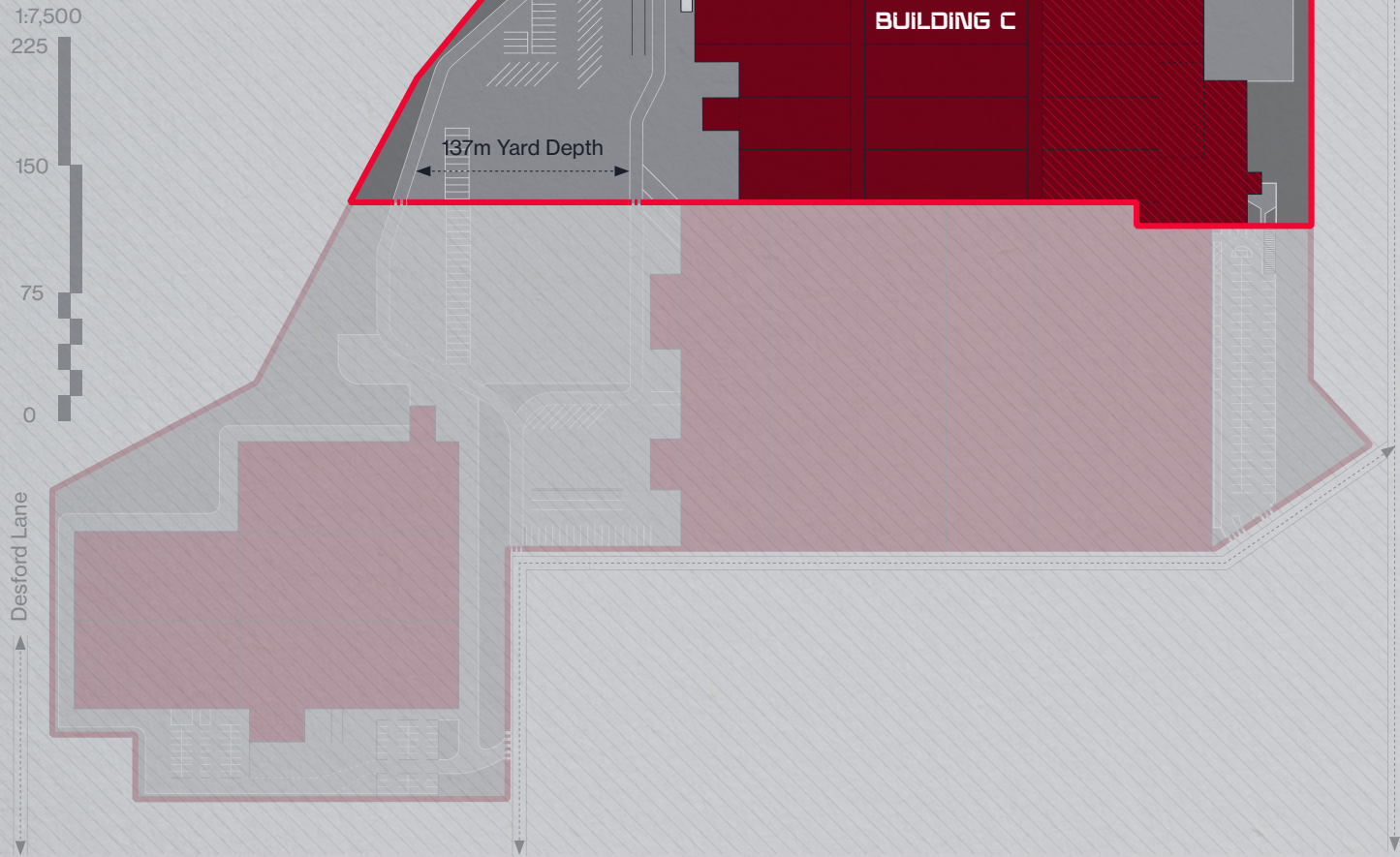
NOW LET

OVERFLOW
CARPARK

Peckleton Lane



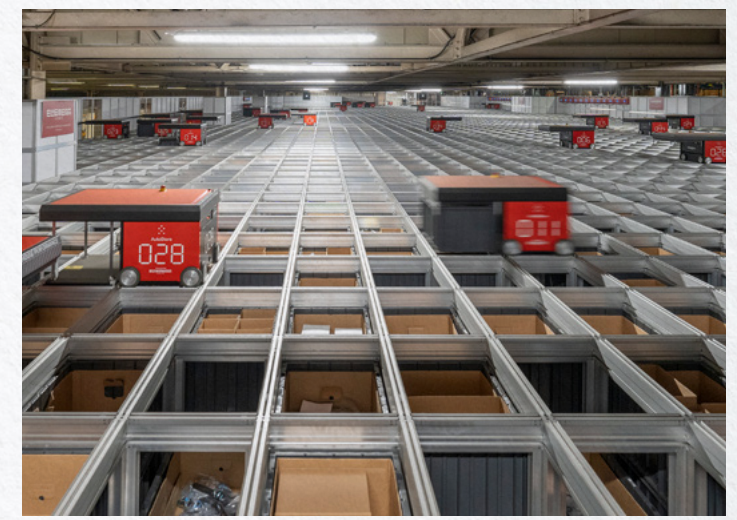
BUILDING



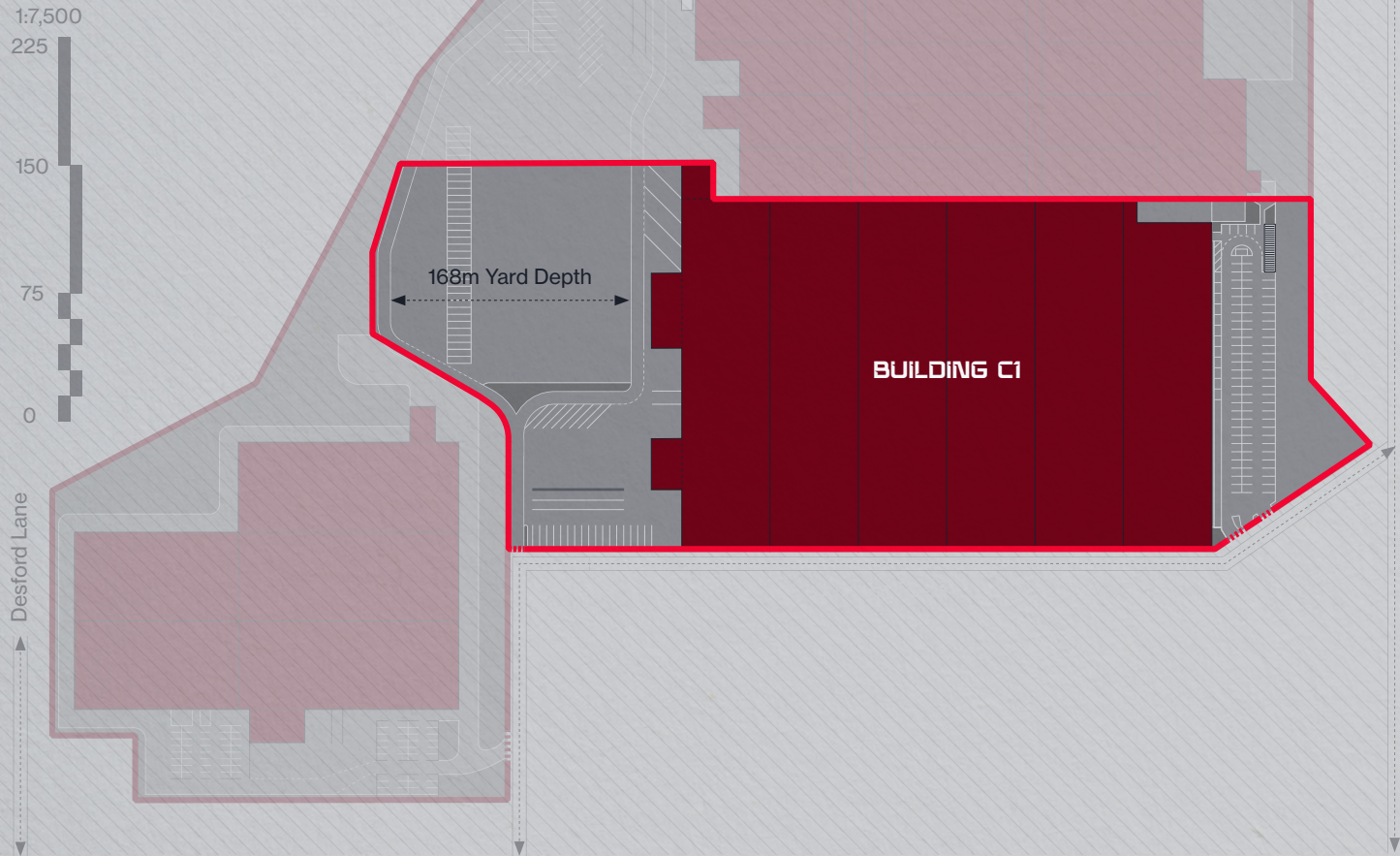
Building C is a modern semi-detached industrial / warehouse building extending to a Gross Internal Area of 658,085 Sq Ft which can be subdivided to allow for a letting of 184,000 Sq Ft and benefits from the following specification:

Area	SqM	SqFt
Warehouse	54,025	581,523
Ground Floor Office	4,357	46,896
First Floor Office	331	3,569
Mezzanine	2,248	24,198
Office 52	176	1,899
Total (GIA)	61,138	658,085

-  12 Dock Doors
-  12 Level Access Doors
-  50Kn/m² Floor Loading
-  Office & Ancillary Accommodation
-  Yard Depth Up To 137m (Max)
-  Sprinkler Systems
-  Central Eaves: 14.2m
East & West: 9.3m
-  EPC Rating D (99)



BUILDING C1



Building C1 is a modern semi-detached industrial / warehouse building extending to a Gross Internal Area of 674,958 Sq Ft and benefits from the following specification:

Area	Sq M	Sq Ft
Warehouse	58,185	626,300
Ground Floor Office	1,014	10,916
First Floor Office	1,394	14,999
Mezzanine	2,113	22,743
Total (GIA)	62,706	674,958



6 Dock Doors



10 Level Access Doors



50Kn/m² Floor Loading



Office & Ancillary Accommodation



Yard Depth Up To 168m (Max)



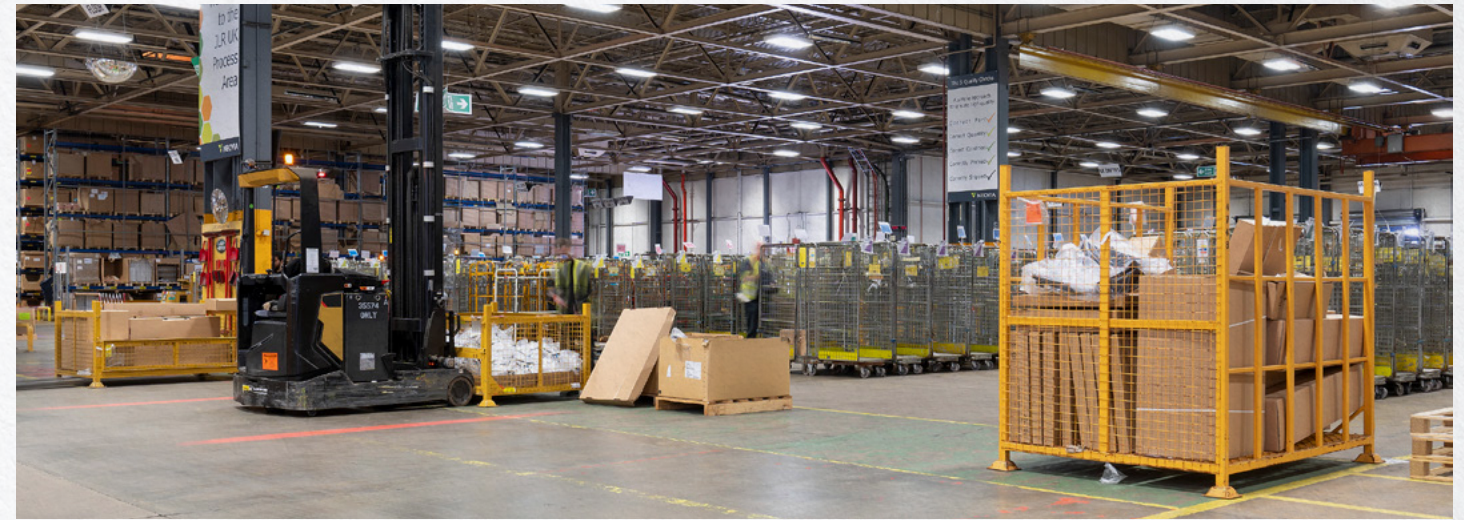
Sprinkler Systems



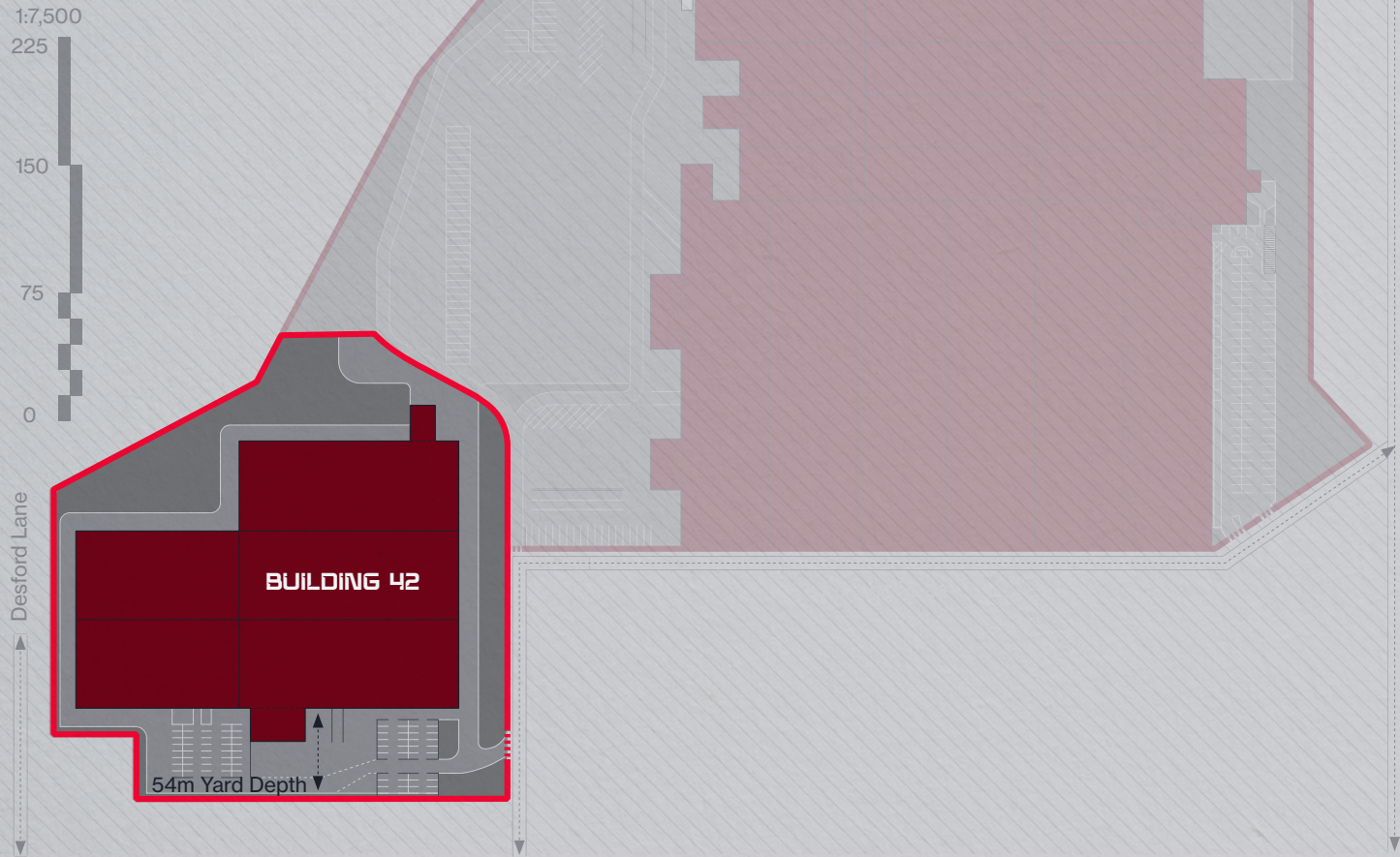
11.0m Eaves Height



EPC Rating C (75)



BUILDING 42

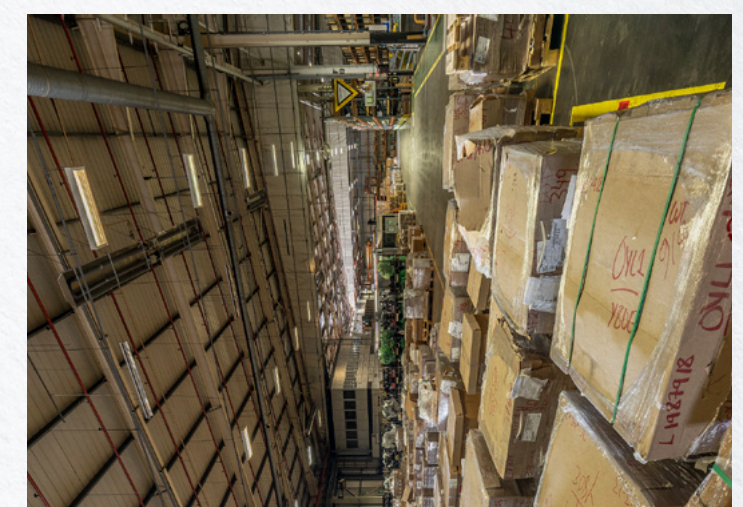


Building 42 is a stand-alone modern industrial / warehouse building extending to a Gross Internal Area of 318,186 Sq Ft and benefits from following specification:

Area	SqM	SqFt
Warehouse	27,910	300,425
Ground Floor Office	19	2,057
First Floor Office	190	2,047
Delivery Office	28	297
Mezzanine	1,241	13,360
Total (GIA)	29,561	318,186

NOW LET

-  3 Dock Doors
-  10 Level Access Doors
-  50Kn/m² Floor Loading
-  Office & Ancillary Accommodation
-  Yard Depth Up To 54m (Max)
-  Sprinkler Systems
-  7.3m Eaves Height
-  EPC Rating B (45)



Desford M1 is strategically located in the heart of the **Golden Triangle**. The site is a short drive from **Junction 21 of the M1 / M69**, providing links to all key transport routes on the UK's wider motorway network, cargo ports and airports.

GOLDEN TRIANGLE



///preparing.winners.passport

Route from M1 J21 A

Roads	Time	Distance
M1 / M69 J21	13 Mins	5.8 Miles
M6 J2	32 Mins	22.9 Miles
M5 4A	60 Mins	52.7 Miles
M25 J21A	146 Mins	86.4 Miles

Rail Terminals	Time	Distance
Birch Coppice	30 Mins	17.5 Miles
Daventy (DIRFT)	32 Mins	24.9 Miles
Hams Hall	41 Mins	25.3 Miles

22,000,000
Desford M1's strategic location allows access to over 22 million consumers.

2,800,000
There are 2,800,000 workers within commuting distance of Leicester.

993,000
993,000 economically active people within a 20km area of Desford M1.

EMA
Located near East Midlands Airport: the UK's largest pure cargo airport.

18%
Manufacturing, transport & storage account for 18% of jobs in the area.

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



Will Arnold
will.arnold@cushwake.com
+44 7793 149 886

David Binks
david.binks@cushwake.com
+44 7973 940 515



Gemma Constantinou
gemma.constantinou@jll.com
+44 7936 038 873

Richard James-Moore
richard.james-moore@jll.com
+44 7469 403 599