

# MAXIMISE OPPORTUNITY

COMBINING DETAIL AND DESIGN TO DELIVER  
**UP TO 1.46 MILLION SQ FT** OF NEW INDUSTRIAL  
AND WAREHOUSE ACCOMMODATION

# FRONT & CENTRE

AN IMPRESSIVE NEW DEVELOPMENT AT  
THE **HEART OF THE MIDLANDS AND  
THE UK'S SUPPLY CHAIN NETWORK**,  
CHANGING THE WAY WE VIEW LOGISTICS.

With over 70% of the site allocated towards green spaces and open-access parkland, employee welfare enhancements and cutting-edge building specifications, Mountpark Hinckley seeks to exceed expectations.



# OPPORTUNITY

Mountpark Hinckley has planning consent for up to 1.46 million sq ft of general industrial and distribution accommodation (B2 and B8), with flexibility to provide bespoke, build-to-suit solutions for our customers' exact occupational requirements.

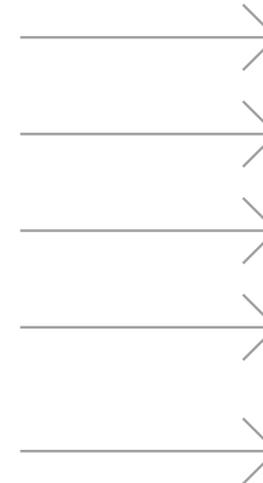
Development is underway following a pre-let of 491,926 sq ft at Unit 1 and the site-wide infrastructure and plateauing works will enable fast-tracked delivery of vertical development, optimising programme efficiency and certainty. Reserved Matters Applications have been submitted for two units of 514,100 sq ft and 258,000 sq ft.



MINIMUM  
"EXCELLENT"



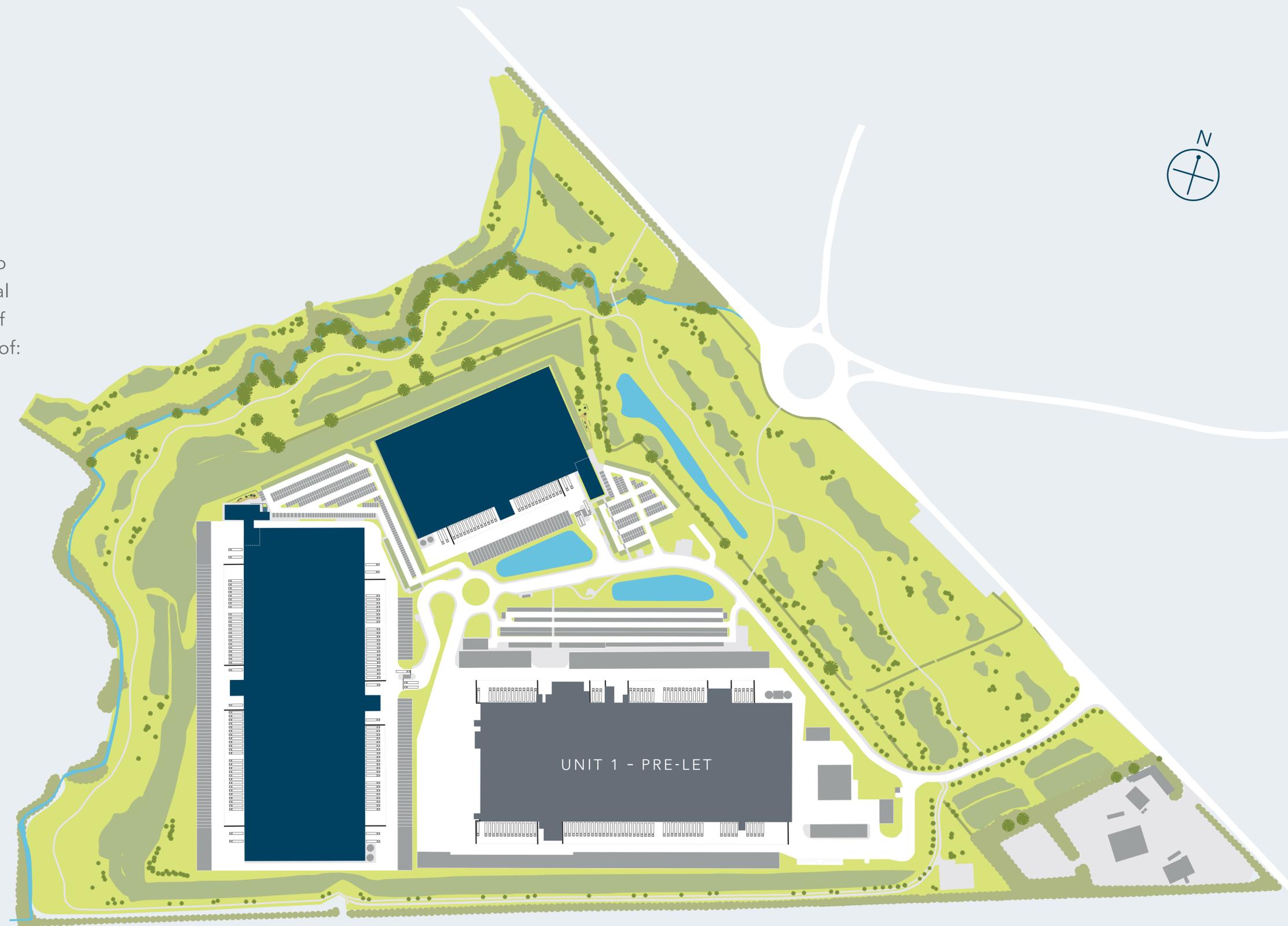
CARBON ZERO  
CAPABILITIES



# MASTERPLAN

Following a pre-let of Unit 1, the balance of the site is capable of accommodating build-to-suit solutions up to 975,000 sq ft to meet our customer's exact occupational requirements. The indicative masterplan is illustrative of the reserved matters applications submitted with units of:

- Unit 1 - Pre-let
- Unit 2 - 514,100 sq ft
- Unit 3 - 258,000 sq ft



# UNIT 2

## ACCOMMODATION SCHEDULE

Warehouse	476,395 sq ft
Three-Storey Offices	25,705 sq ft
Hub Offices	12,000 sq ft
<b>Total</b>	<b>514,100 sq ft</b>



### CLEAR HAUNCH HEIGHT

15M



### FLOOR LOADING

50KN / M<sup>2</sup> UDL  
10 TONNE POINT LOAD



### PASSIVE ROOF VENTILATION

✓



### SECURE SERVICE YARDS

2 X 50M DEEP



### RIBBON GLAZING TO MARSHALLING AREAS

✓



### DOCK LEVELLERS

92 (46 EURO DOCKS)



### LEVEL ACCESS DOORS

12



### POWER

2 MVA



### PV & BATTERY STORAGE

540 KVA PV SOLAR ARRAY  
118 KWH BATTERY STORAGE



### PARKING SPACES

404 (9 DISABLED & 41 EV)



### HGV SPACES

138 (177 INCL. POTENTIAL HGV'S)



### ROOF TERRACE TO OFFICES

✓



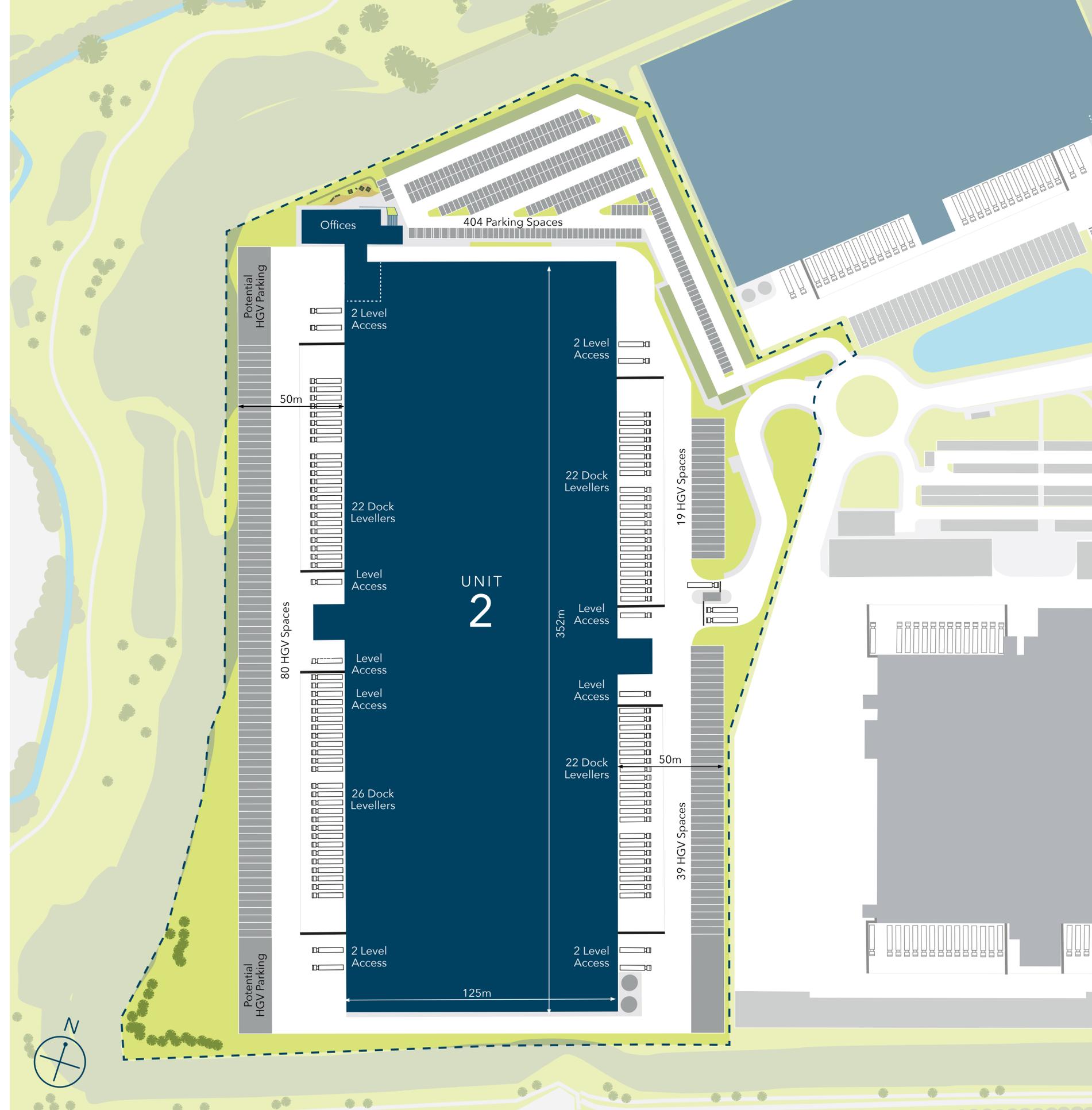
### EPC RATING

TARGETING A+



### BREEAM RATING

MINIMUM "EXCELLENT"



# UNIT 2



Computer generated image is indicative only.

# UNIT 3

## ACCOMMODATION SCHEDULE

Warehouse	242,100 sq ft
Two-Storey Offices	12,900 sq ft
Hub Offices	3,000 sq ft
<b>Total</b>	<b>258,000 sq ft</b>



### CLEAR HAUNCH HEIGHT

15M



### FLOOR LOADING

50KN / M<sup>2</sup> UDL  
10 TONNE POINT LOAD



### PASSIVE ROOF VENTILATION

✓



### SECURE SERVICE YARD

50M YARD DEPTH



### RIBBON GLAZING TO MARSHALLING AREAS

✓



### DOCK LEVELLERS

26 (8 EURO DOCKS)



### LEVEL ACCESS DOORS

4



### POWER

1.45 MVA



### PV & BATTERY STORAGE

255 KVA PV SOLAR ARRAY  
188 KWH BATTERY STORAGE



### PARKING SPACES

207 (6 DISABLED & 21 EV)



### HGV SPACES

33



### ROOF TERRACE TO OFFICES

✓



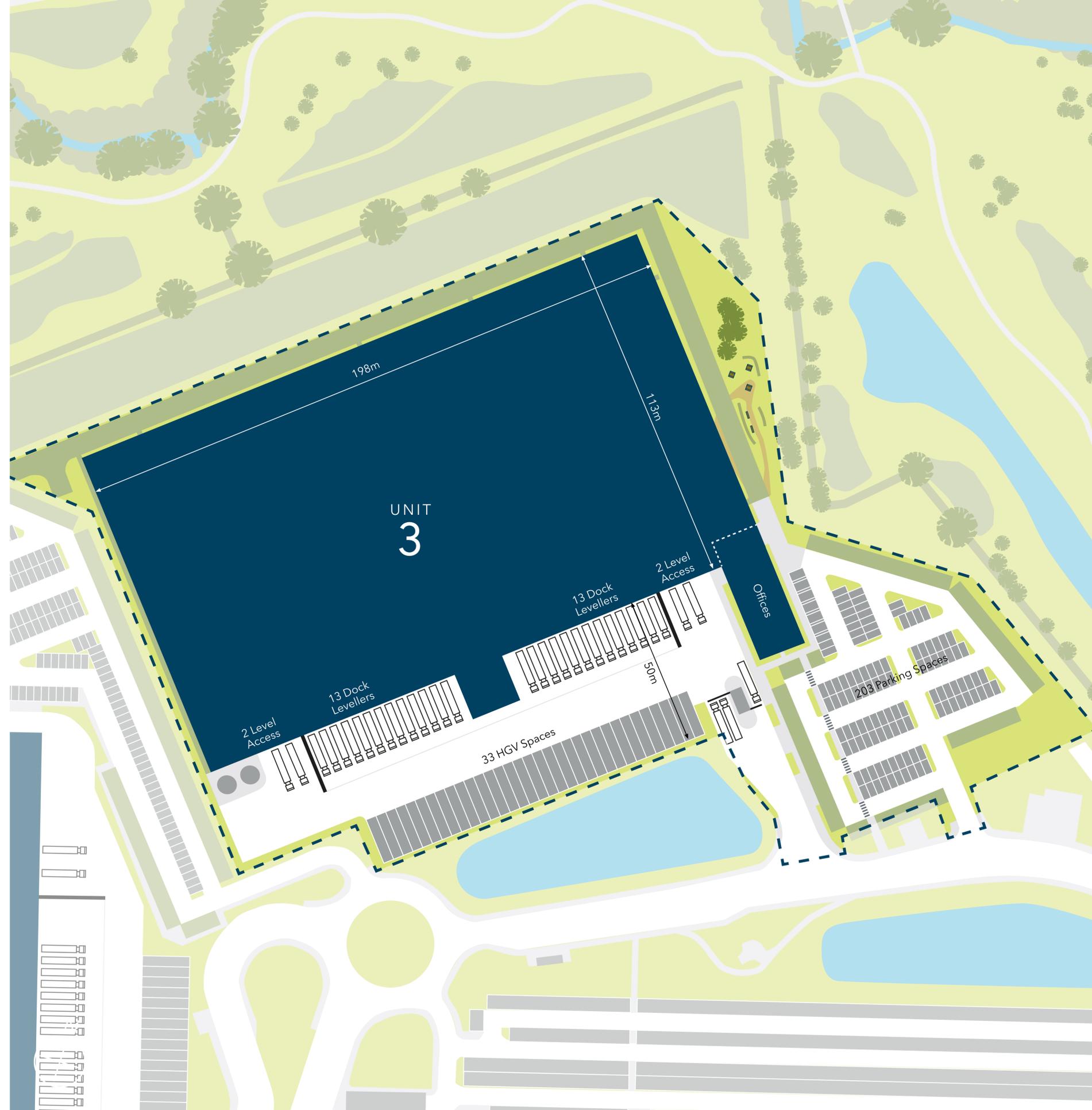
### EPC RATING

TARGETING A+



### BREEAM RATING

MINIMUM "EXCELLENT"



# UNIT 3



Computer generated image is indicative only.

# CARE & QUALITY

WELLBEING IS AT THE FOREFRONT OF DESIGN WITH ALL MOUNTPARK BUILDINGS AND HINCKLEY IS NO EXCEPTION. OUR DEVELOPER SPECIFICATION INCLUDES AN ARRAY OF SPECIFICATION FEATURES AND WELFARE CONSIDERATIONS THAT PROMOTE EMPLOYEE SATISFACTION.



Mountpark Hinckley is a prime example of prioritising employee welfare;

- Enhanced natural lighting to warehouses and offices
- Breakout gardens
- Roof terraces
- Passive roof ventilation
- Water fountains
- Shower facilities
- £10,000 grant towards enhanced amenity facilities

THERE WILL BE OVER **2.5 KM OF NEW OFF-ROAD FOOTPATHS AND TRIM TRAILS** WITH ENHANCED BIODIVERSITY THROUGH EXTENSIVE PLANTING AND HABITAT CREATION PLUS IMPROVED ROAD AND PEDESTRIAN CONNECTIVITY.

# DETAIL & DESIGN

AS PART OF THE SCHEME, MOUNTPARK WILL BE UNDERTAKING IMPROVEMENTS TO LOCAL INFRASTRUCTURE IMPROVING CONNECTIVITY AND ENHANCING THE OVERALL EFFICIENCY OF REGIONAL AND NATIONAL DISTRIBUTION NETWORKS.

Almost 73% of the total site has been allocated to green spaces - enhanced meadow, wetland and grassland habitats along with extensive planting throughout connect Mountpark Hinckley into the local area.



**Over 2.5km** of new off-road footpaths/trim trails with fitness equipment to extend public access to the site.



**Enhanced (net gain) biodiversity** through extensive new planting and habitat creation, including new wetland habitats.



**Improvements to Dodwells roundabout** as part of highway works to improve traffic flow.



**Improved connectivity** with surrounding residential areas including footpaths and a new pedestrian crossing on the A5, and increased bus stops to reduce road users.



**Over 15,000** new native hedgerow plants, **over 25,000** new native scrub and other plants, and **over 10,000** new native trees/woodland plants on-site.



**Approximately 73% of the total site area is allocated for high-quality green space**, providing enhanced amenity within a wide range of retained and new habitats.



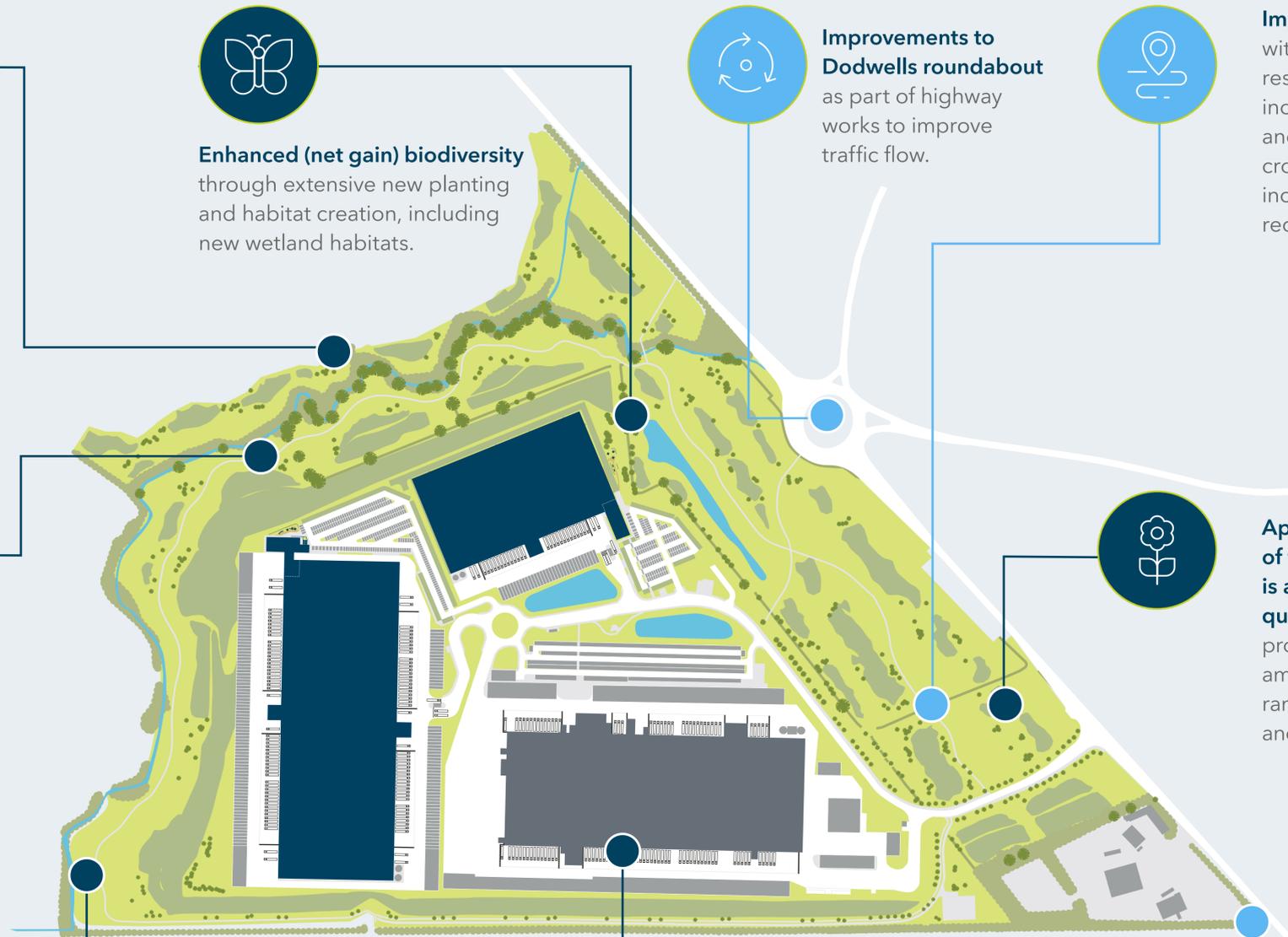
**Landscaping screening** including earthworks bunding to provide a buffer between the site and surrounding areas.



**Focus on reducing energy use and carbon emissions** through renewable energy generation via PV panels, and provision of EV charging points.



**Carriageway lowering works** beneath the Watling Street railway bridge to meet the national standard height clearance. Alongside drainage upgrades, to mitigate the current storm water flood issues, the works will significantly improve reliability and traffic flow along the A5.



● Initiatives to the park

● Enhancements to surrounding area

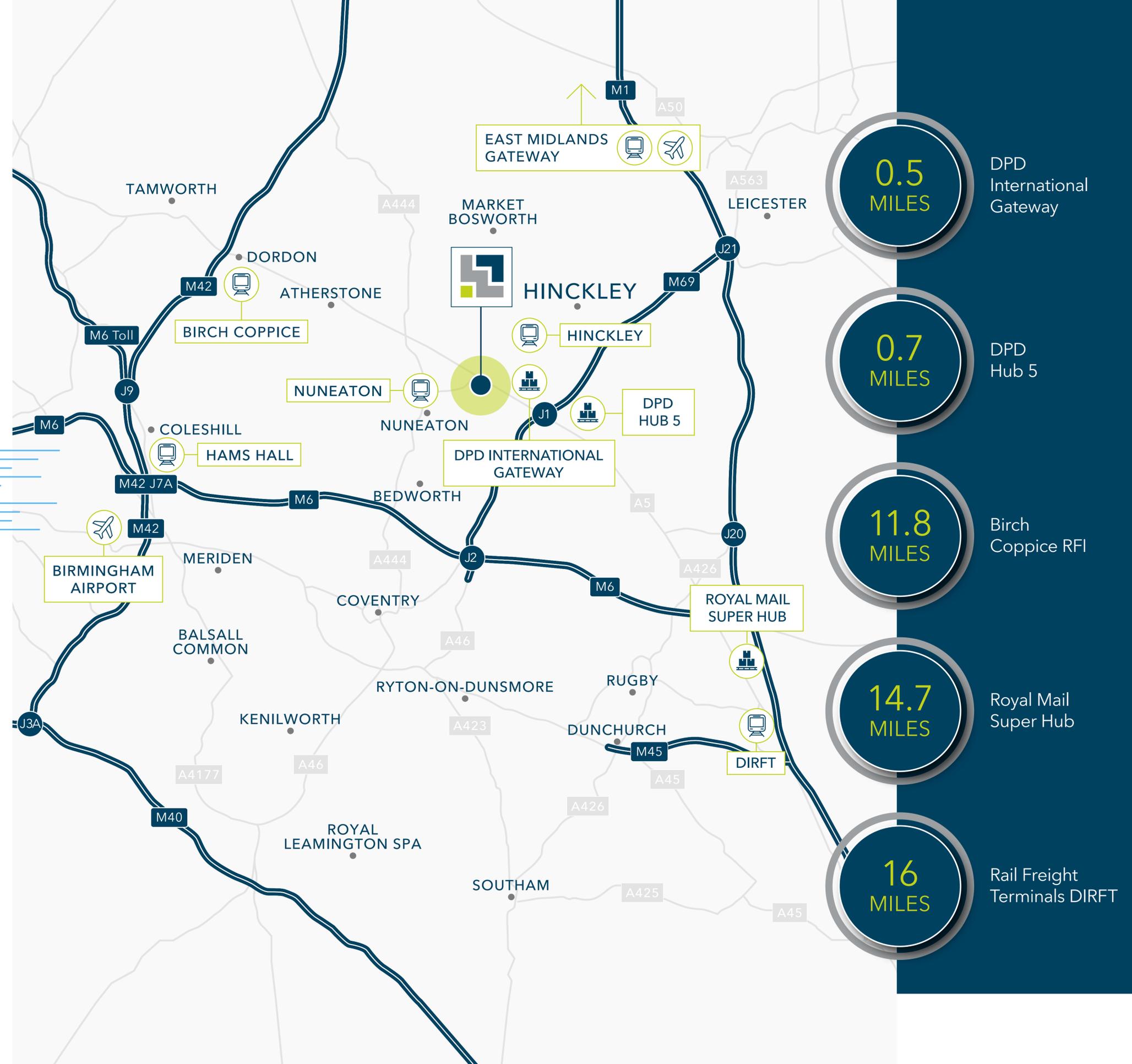
# CONNECTED

Strategically located, offering both connectivity and accessibility, Mountpark Hinckley has potential to deliver significant supply chain efficiencies for logistics operators.



# STRATEGIC & ESTABLISHED

Mountpark Hinckley is strategically located at the heart of the UK's 'Golden Triangle' for distribution, and at the centre of the motorway network and rail infrastructure. The scheme boasts outstanding road communications with access to the M69 (J1), M1 (J20), M6 (J2) and M42 (J10) motorways all within 12 miles.



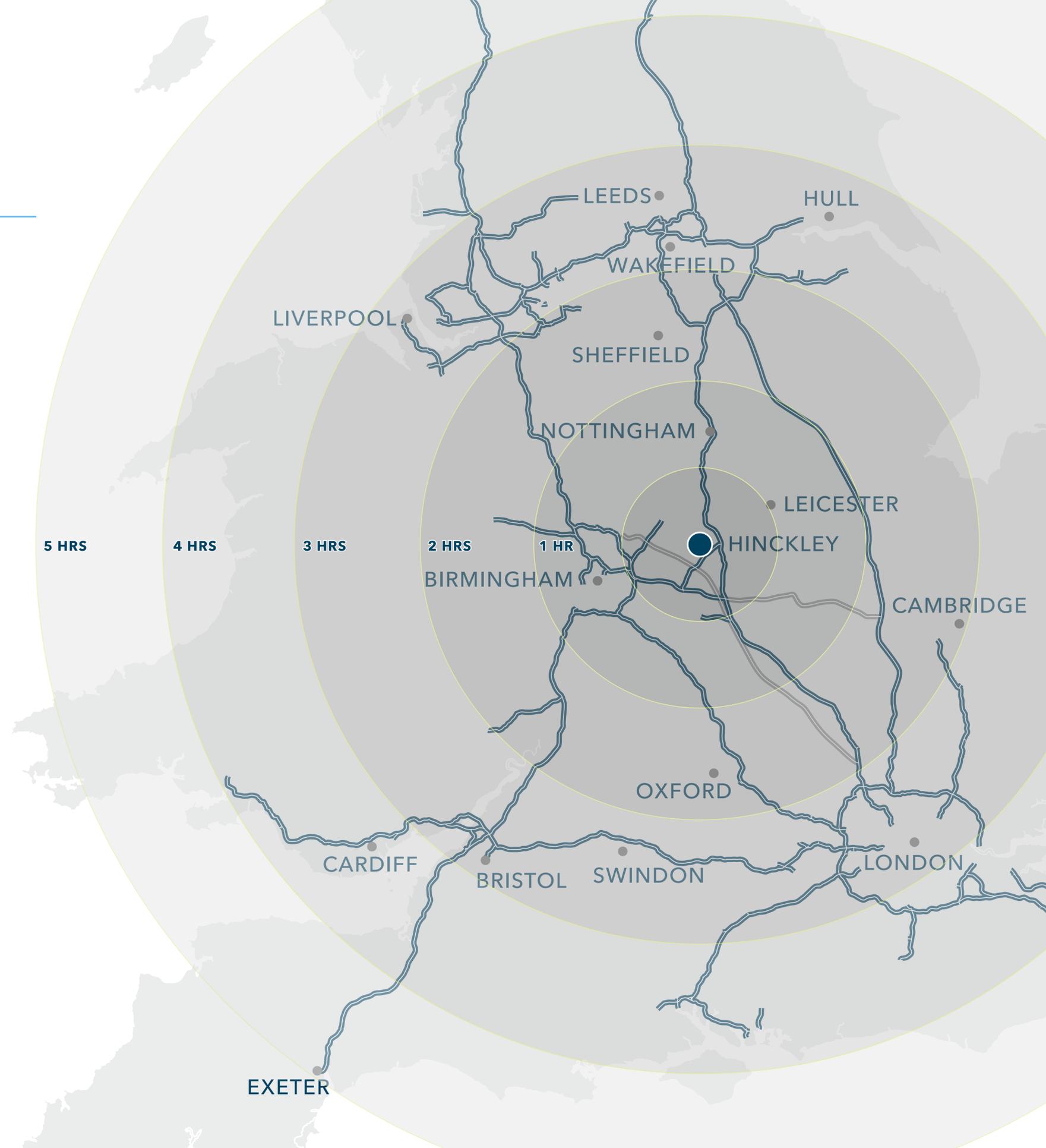
# STRATEGIC & ESTABLISHED

Major companies that have invested in and committed their futures to the area include Tesco, DPD, DP World Logistics, Amazon, Alliance Healthcare and Triumph, to name a few.

Mountpark Hinckley has a diverse choice of parcel hubs close by, including DPD International Gateway (0.5 miles away) which is one of the largest fully automated domestic parcel hubs in Europe sorting 72,000 parcels per hour.



# FAR & WIDE



# PROVEN



As one of Europe's leading logistics developers, Mountpark's track record speaks for itself. As a trusted partner Mountpark Hinckley will give our occupiers a platform to expand their reach, operate more efficiently, and provide better workplaces for their teams.



# ABOVE & BEYOND

**MOUNTPARK'S OBJECTIVE IS TO DEVELOP IN AN ENVIRONMENTALLY RESPONSIBLE WAY, WITH BEST-IN-CLASS BUILDINGS AND SCHEMES THAT ASSIST OCCUPIERS TO BECOME CARBON NEUTRAL. TO HELP ACHIEVE THIS, WE HAVE PUT IN PLACE A NUMBER OF COMMON MEASURES ACROSS ALL OUR DEVELOPMENTS TO ENSURE THIS HAPPENS.**

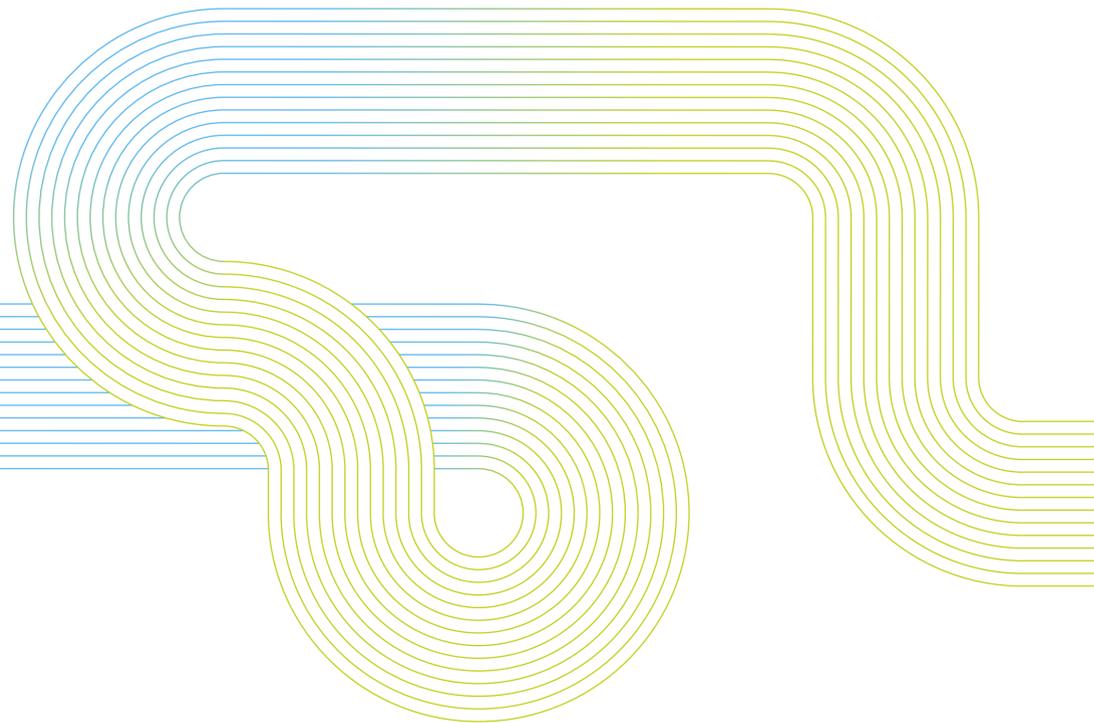
CREATE SPACES WHERE PEOPLE WANT TO WORK



REDUCE THE ENVIRONMENTAL IMPACT OF OUR DEVELOPMENTS



BECOME A GOOD NEIGHBOUR IN OUR LOCAL COMMUNITIES



# TRIED & TESTED

WE WORK FLEXIBLY WITH OUR CUSTOMERS TO DELIVER THE PERFECT LOGISTICS SOLUTIONS TO SUIT THEIR BUSINESS NEEDS, AND WE HAVE THE TRACK RECORD TO PROVE IT.



"We selected Mountpark because of their collaborative approach to designing and constructing a fit-for-purpose building, one that would support our long-term strategy within our desired timeline. Mountpark proved themselves to be the perfect delivery partner throughout the entire process and demonstrated an ability to make very quick decisions to ensure a streamlined process from inception to delivery."



"Mountpark is the ideal partner when it comes to the design and construction of logistics facilities. They have always strived to meet deadlines and guarantee the highest quality standards. The magnificent building they have delivered is proof of this."



"Mountpark have been a reliable and trusted development partner for Royal Mail with their straight talking, yet flexible approach."



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**Developer:**

Mountpark Hinkley is a Logistics development undertaken by Mountpark Properties– Affinius Capital's wholly owned European affiliate.



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