

OPPORTUNITY ARISES

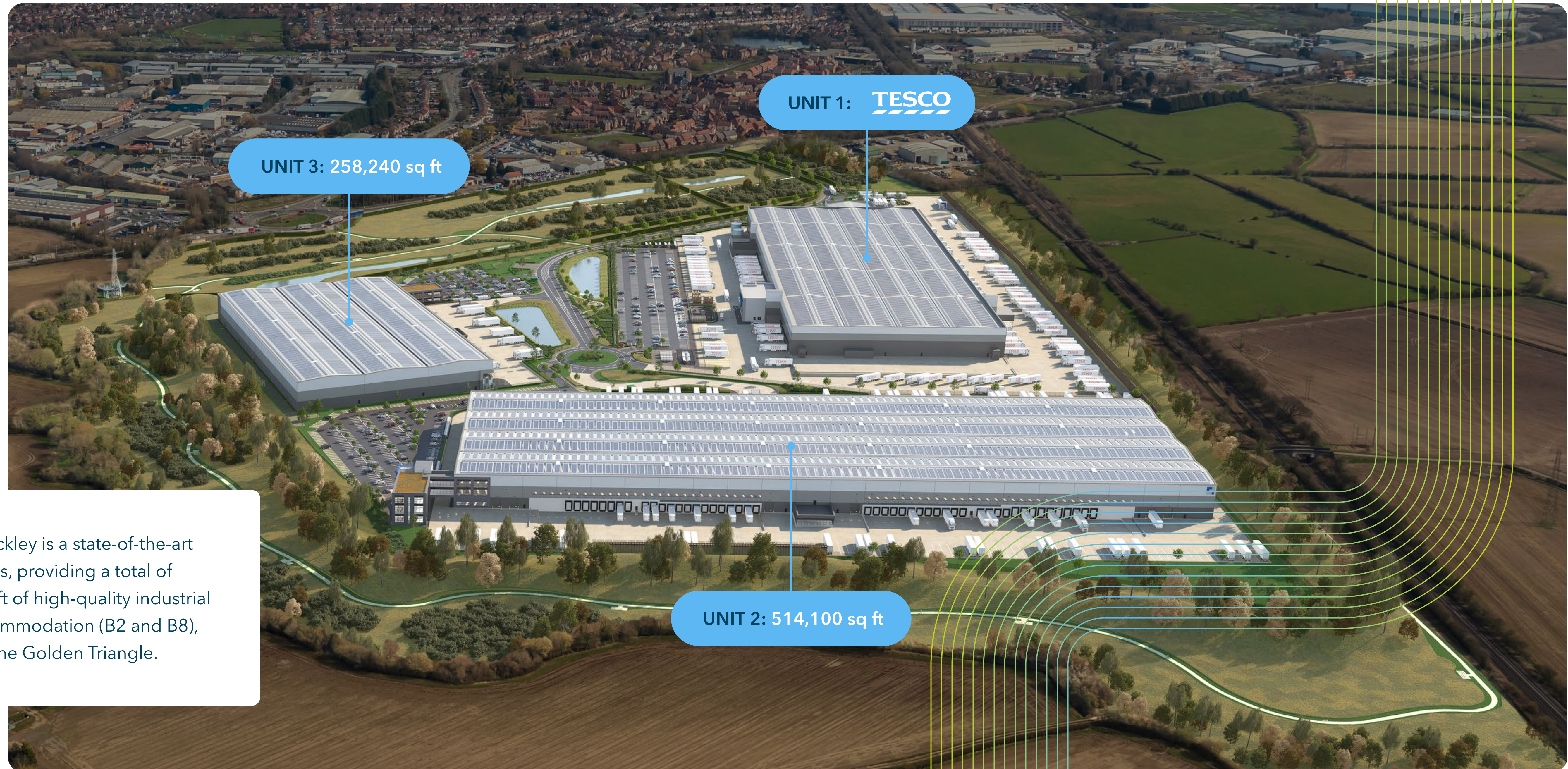
COMMITTED. CONNECTED. CONSIDERED.

Combining detail and design to deliver two
state-of-the-art industrial & logistics facilities.

514,100 & 258,240 SQ FT.
AVAILABLE APRIL 2027



OPPORTUNITY ARISES AT MOUNTPARK HINCKLEY



Mountpark Hinckley is a state-of-the-art logistics campus, providing a total of 1.26 million sq ft of high-quality industrial & logistics accommodation (B2 and B8), in the heart of the Golden Triangle.





READY FOR ACTION



RELIABLE & READY

Following the pre-let of Unit 1 to Tesco, development is now underway to deliver two speculative units of 514,100 sq ft and 258,240 sq ft. Mountpark Hinckley will provide high-quality space, designed to meet the demands of modern businesses.

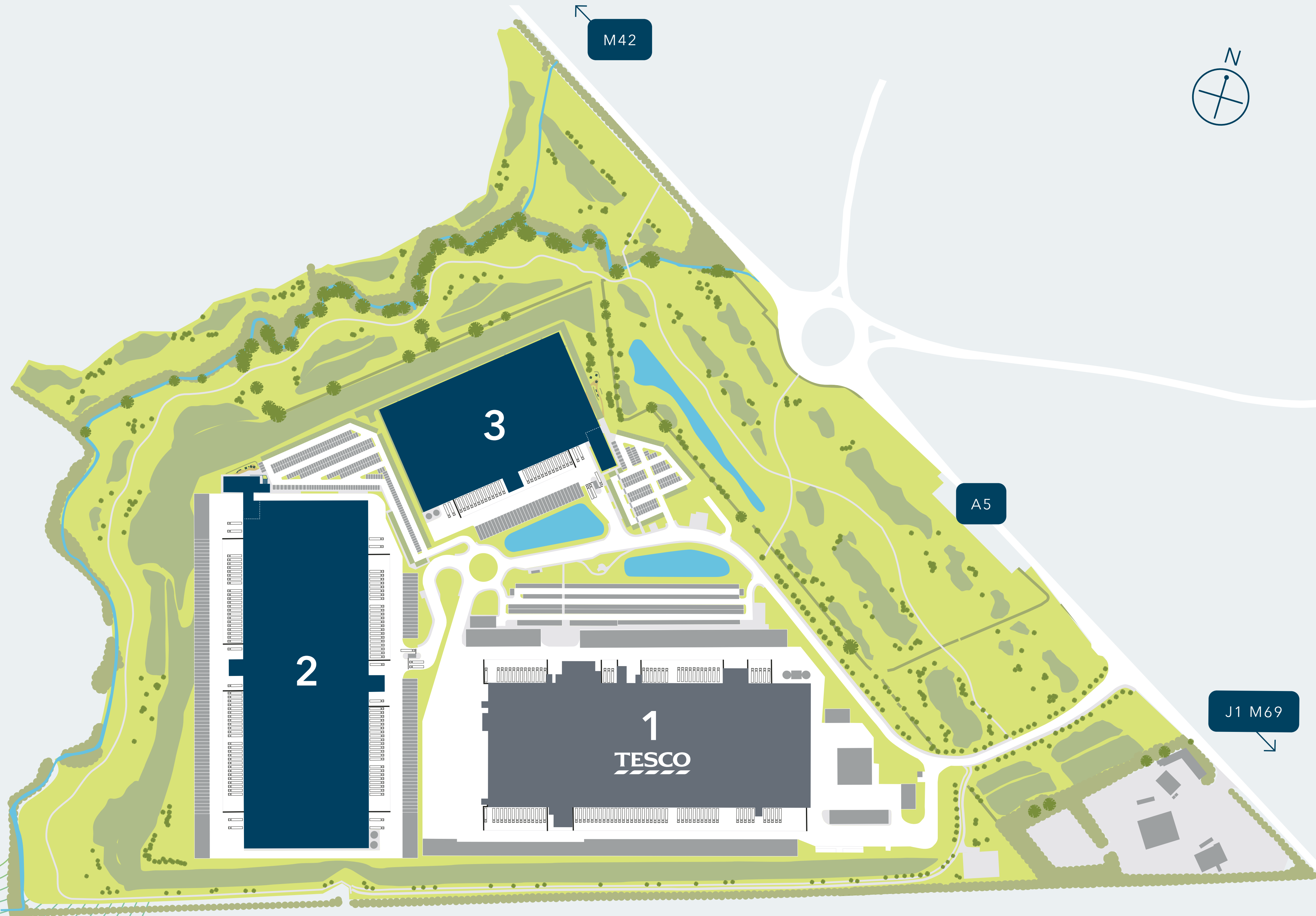
Built today. Ready for tomorrow.

**UNITS 2&3 UNDER CONSTRUCTION
AVAILABLE APRIL 2027**



MASTERPLAN

- Unit 1 Pre-let to Tesco
- Unit 2 514,100 sq ft
- Unit 3 258,240 sq ft



UNIT 2

Accommodation Schedule	sq ft	sq m
Warehouse	476,390	44,258
Three-Storey Offices	28,460	2,644
Hub Offices	9,010	837
Gatehouse	240	22
Total	514,100	47,661

All areas are approximate and estimated on a Gross Internal Area basis.

Clear Haunch Height
15 m

Floor Loading
50 kN / m² UDL
10 t point load

Passive Roof Ventilation
✓

Secure Service Yards
2 x 50 m deep

Ribbon Glazing to Marshalling Areas
✓

Dock Levellers
92 (46 Euro docks)

Level Access Doors
12

Power
2 MVA

PV & Battery Storage
340 kW PV solar array
218 kW battery storage

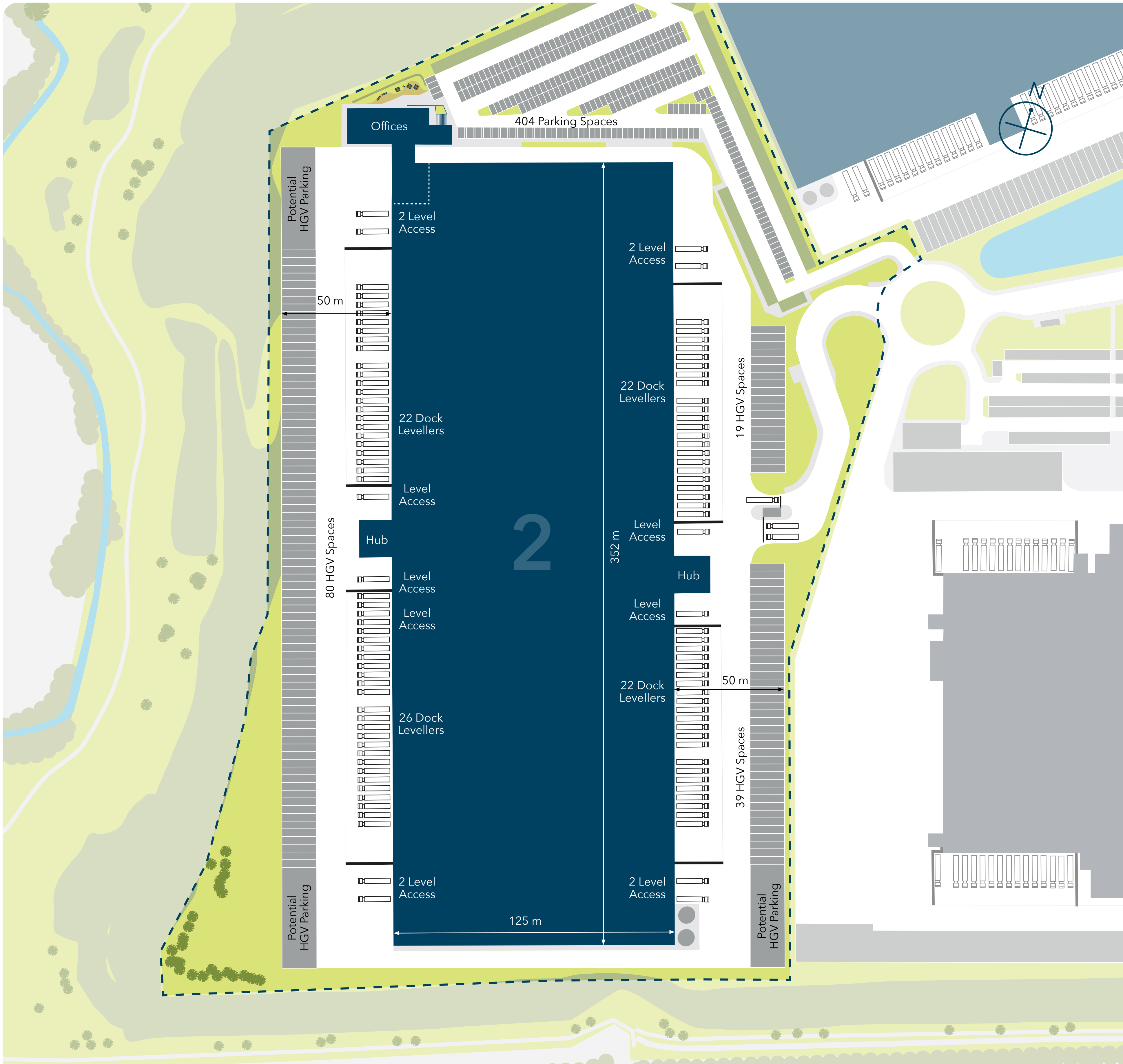
Parking Spaces
404 (9 disabled & 41 EV)

HGV Spaces
138 (177 incl. potential HGVs)

Roof Terrace above Offices
✓

EPC Rating
Targeting "A+"

BREEAM Rating
Targeting "Outstanding"



UNIT 2



Computer generated image is indicative only.

UNIT 3

Accommodation Schedule	sq ft	sq m
Warehouse	242,100	22,492
Two-Storey Offices	12,900	1,198
Hub Office	3,000	279
Gatehouse	240	22
Total	258,240	23,991

All areas are approximate and estimated on a Gross Internal Area basis.



Clear Haunch Height
15 m



Floor Loading
50 kN / m² UDL
10 t point load



Passive Roof Ventilation
✓



Secure Service Yard
50 m yard depth



Ribbon Glazing to Marshalling Areas
✓



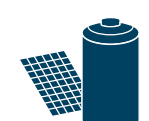
Dock Levellers
26 (8 Euro docks)



Level Access Doors
4



Power
1.45 MVA



PV & Battery Storage
161 kW PV solar array
218 kW battery storage



Parking Spaces
207 (6 disabled & 21 EV)



HGV Spaces
33



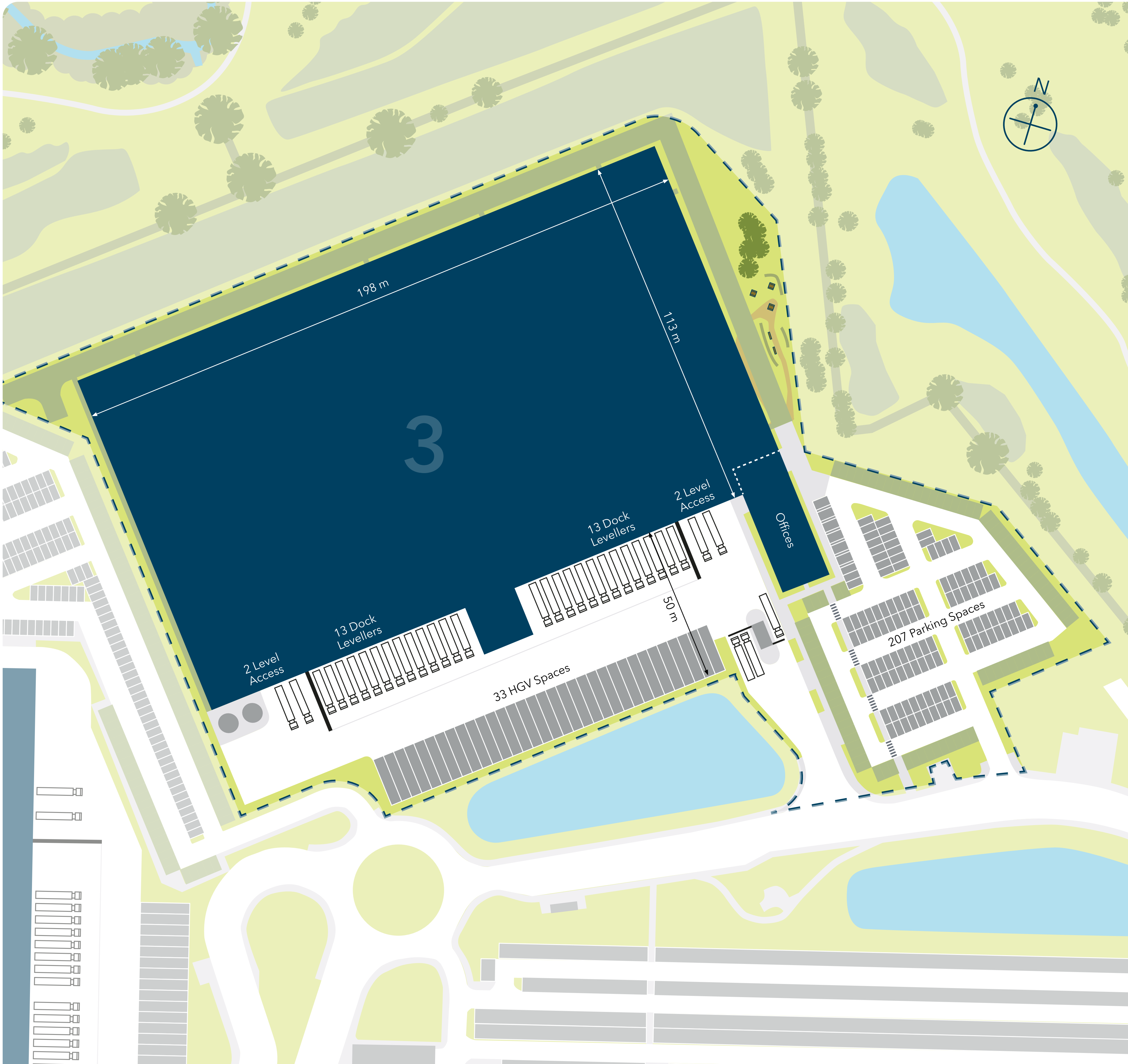
Roof Terrace above Offices
✓



EPC Rating
Targeting "A+"



BREEAM Rating
Targeting "Outstanding"



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.

Productivity is enhanced when workplaces are designed around people.

Exceptional landscaped green spaces, with enhanced biodiversity, create a healthier and more energising place of work.



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.

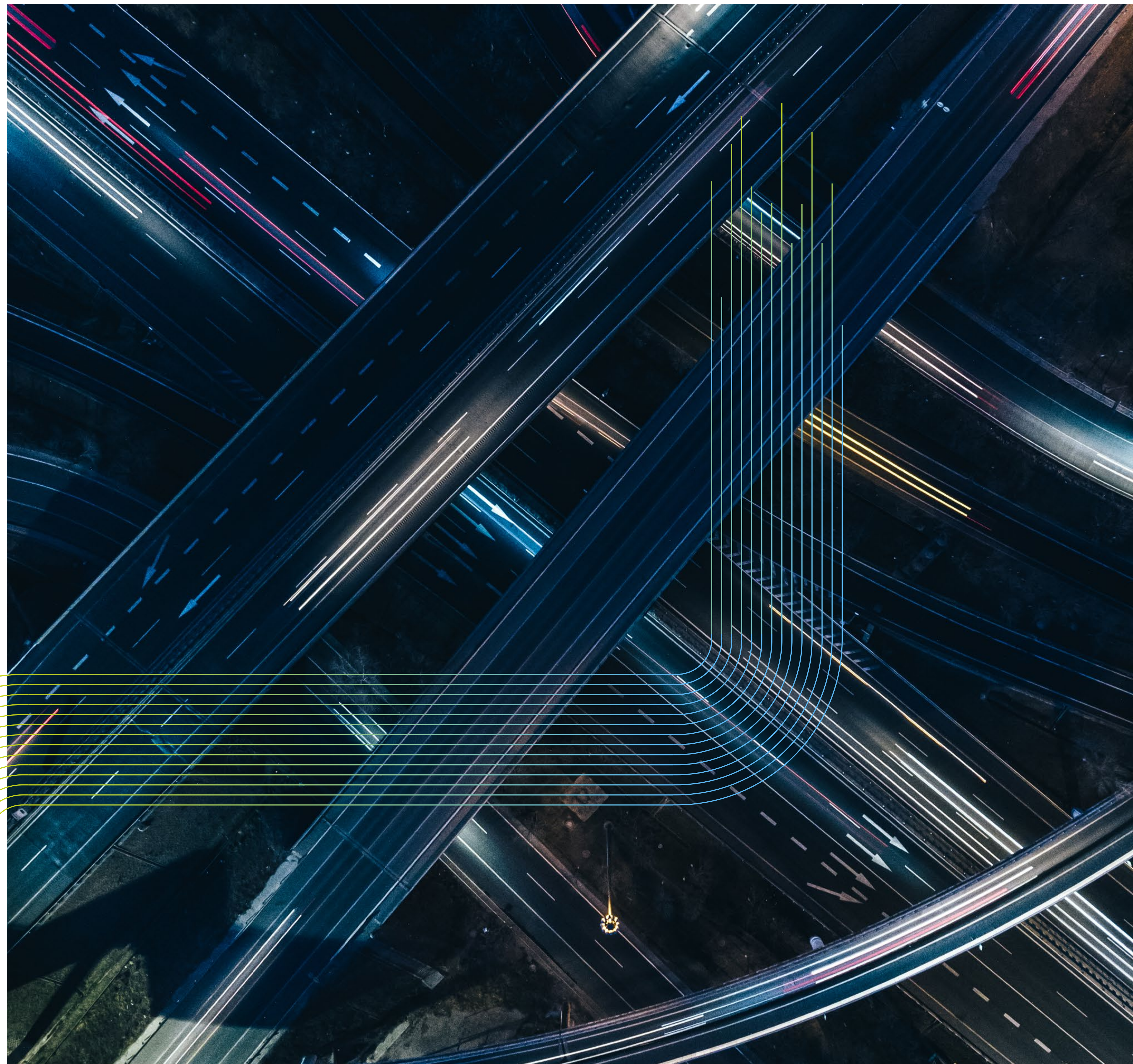
Almost 73% of the total site has been allocated to green spaces. Enhanced meadow, wetland and grassland habitats, along with extensive planting throughout, connecting Mountpark Hinckley to the local area.

- Initiatives to the park
- Enhancements to surrounding area



CONNECTED

Located in the heart of the UK, Mountpark Hinckley puts businesses exactly where they need to be, delivering significant supply chain efficiencies for logistics operators.



NO PLACE QUITE LIKE IT

Mountpark Hinckley is strategically located at the heart of the UK's 'Golden Triangle' for distribution, and at the centre of its motorway network and logistics 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.



Source: Google Maps



NO PLACE QUITE LIKE IT

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.



DELIVERING WHERE IT MATTERS



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.



GOING THE EXTRA MILE

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 of our developments.



Become a good neighbour in our local communities



Reduce the environmental impact of our developments



Create spaces where people want to work



BUILDING LASTING PARTNERSHIPS

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."



OPPORTUNITY IS HERE

Get in touch with our agents and act now to secure your space.



Sam Robinson

sam.robinson@colliers.com
+44 (0) 7825 437 213

Simon Norton

simon.norton@colliers.com
+44 (0) 7552 037 631



David Tew

david.tew@savills.com
+44 (0) 7779 860 176

Toby Green

tgreen@savills.com
+44 (0) 7870 555 716



Tom Kilmister

Senior Development Director, UK & Ireland
TKilmister@mountpark.com
+44 (0) 7468 707 631

Developer:

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



Mountpark under which particulars are issued: Mountpark for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Mountpark has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. August 2026.

