mountpark hinckley

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OPPORTUNITY ARISES

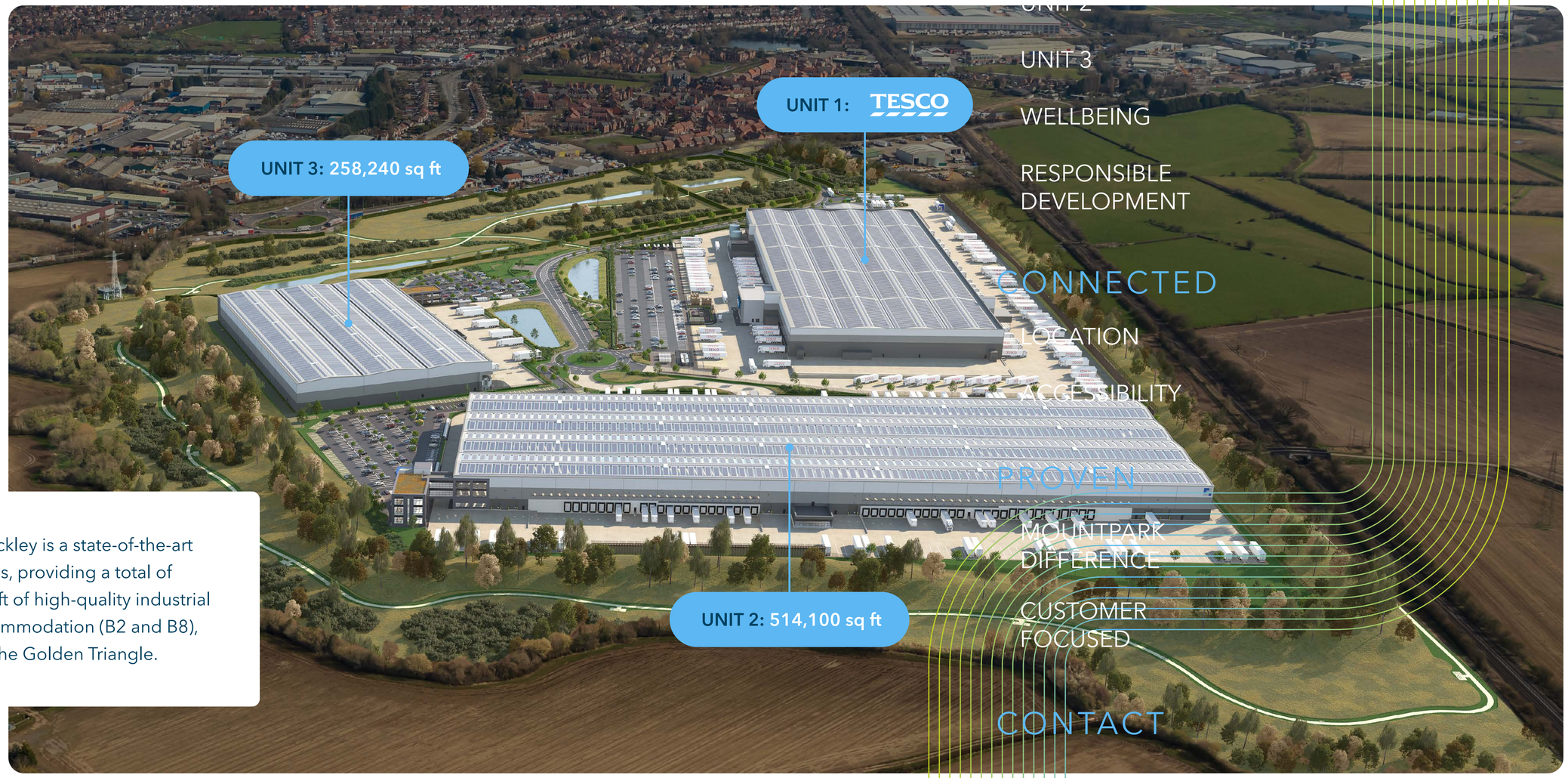
COMMITTED. CONNECTED. CONSIDERED.

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

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

ENTER

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.

UNIT 2
UNIT 3
WELLBEING
RESPONSIBLE DEVELOPMENT
CONNECTED
LOCATION
ACCESSIBILITY
PROVEN
MOUNTPARK DIFFERENCE
CUSTOMER FOCUSED
CONTACT

OPPORTUNITY

MASTERPLAN

UNIT 2

UNIT 3

WELLBEING

RESPONSIBLE DEVELOPMENT

CONNECTED

LOCATION

ACCESSIBILITY

PROVEN

MOUNTPARK DIFFERENCE

CUSTOMER FOCUSED

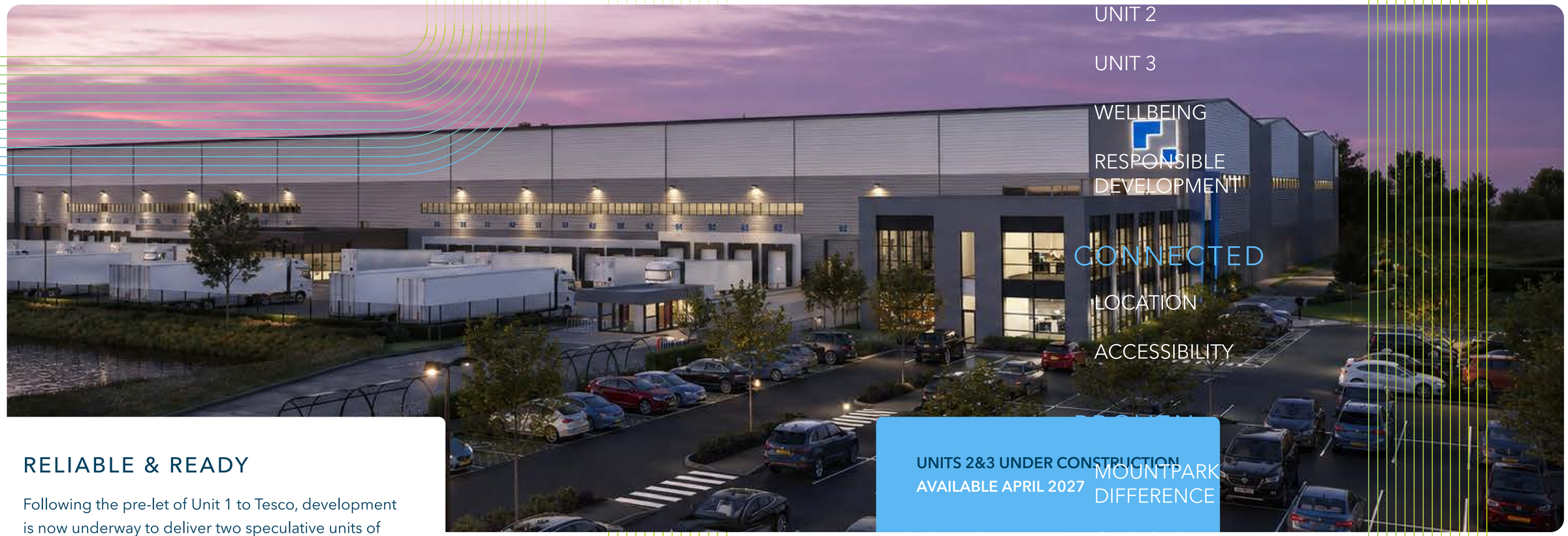
OPPORTUNITY

CONNECTED

PROVEN

CONTACT

READY FOR ACTION



OPPORTUNITY

UNIT 2

UNIT 3

WELLBEING

RESPONSIBLE DEVELOPMENT

CONNECTED

LOCATION

ACCESSIBILITY

UNITS 2&3 UNDER CONSTRUCTION
AVAILABLE APRIL 2027

MOUNTPARK DIFFERENCE

CONTACT

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.

MASTERPLAN

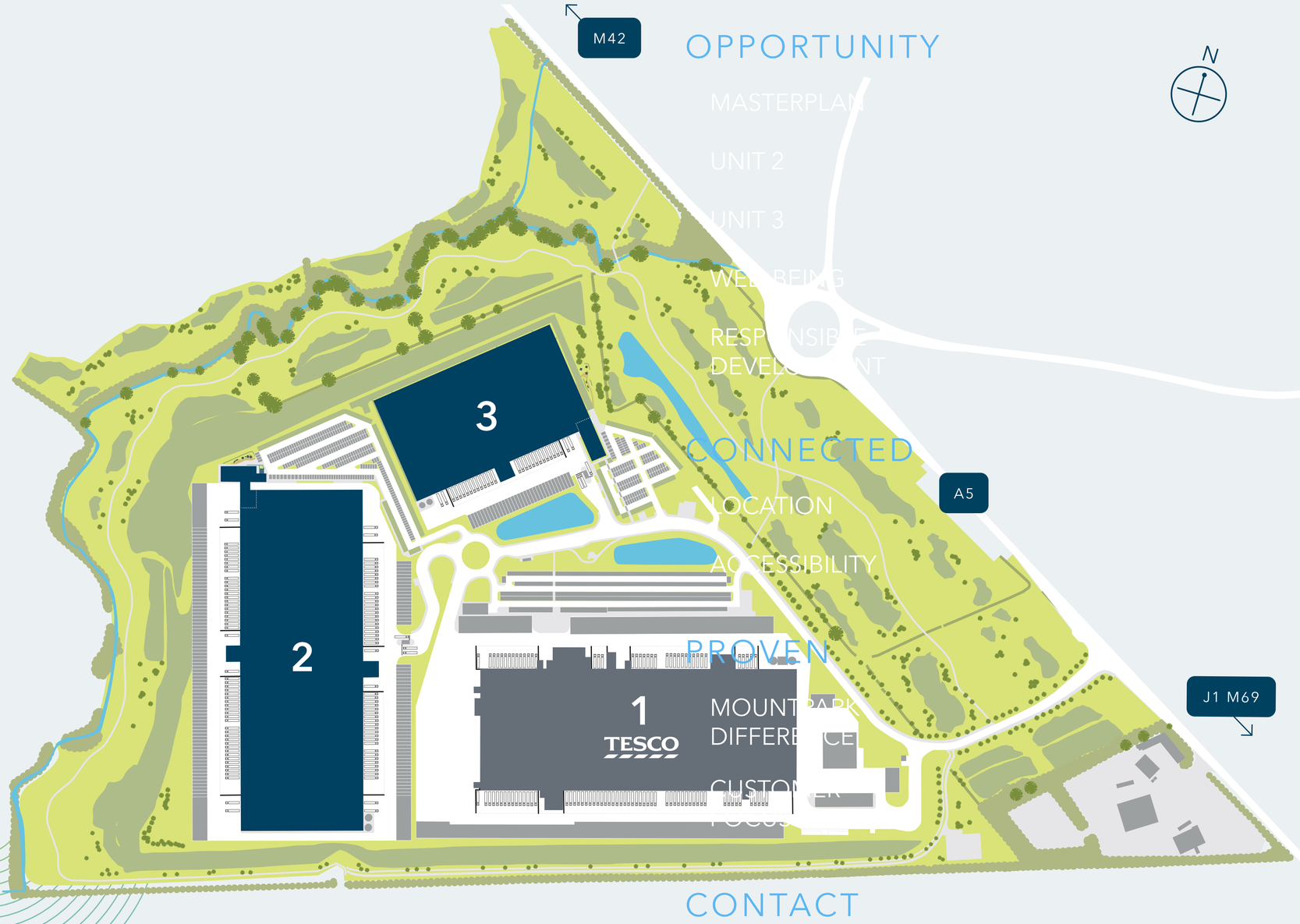
Unit 1 Pre-let to Tesco

Unit 2 514,100 sq ft

Unit 3 258,240 sq ft







UNIT 2

PLAN | CGI

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**	**47,761**

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

Clear Haunch Height
15 m

Power
2 MVA

Floor Loading
50 kN / m² UDL
10 t point load

PV & Battery Storage
415 kWp PV solar array
218 kWh battery storage

Passive Roof Ventilation
✓

Parking Spaces
404 (9 disabled & 41 EV)

Secure Service Yards
2 x 50 m yard depth

HGV Spaces
138 (177 incl. potential HGVs)

Ribbon Glazing to Marshalling Areas
✓

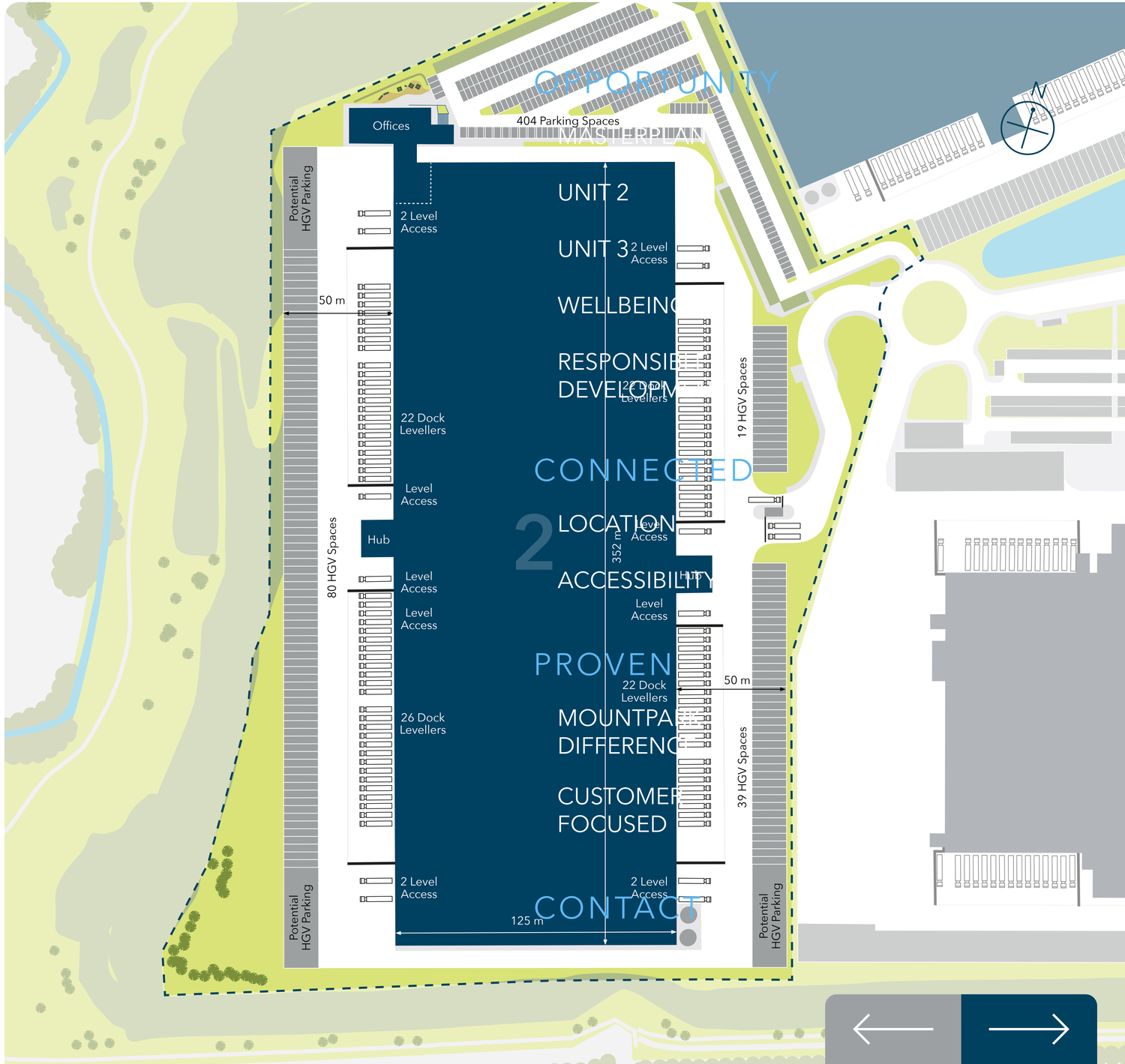
Roof Terrace above Offices
✓

Dock Levellers
92 (46 Euro docks)

EPC Rating
Targeting "A+"

Level Access Doors
12

BREEAM Rating
Targeting "Outstanding"



UNIT 2

PLAN | CGI

OPPORTUNITY

MASTERPLAN

UNIT 2

UNIT 3

WELLBEING

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MOUNTPARK DIFFERENCE

CUSTOMER FOCUSED

CONTACT

Computer generated image is indicative only.

UNIT 3

PLAN | CGI

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
197 kWp PV solar array
218 kWh battery storage

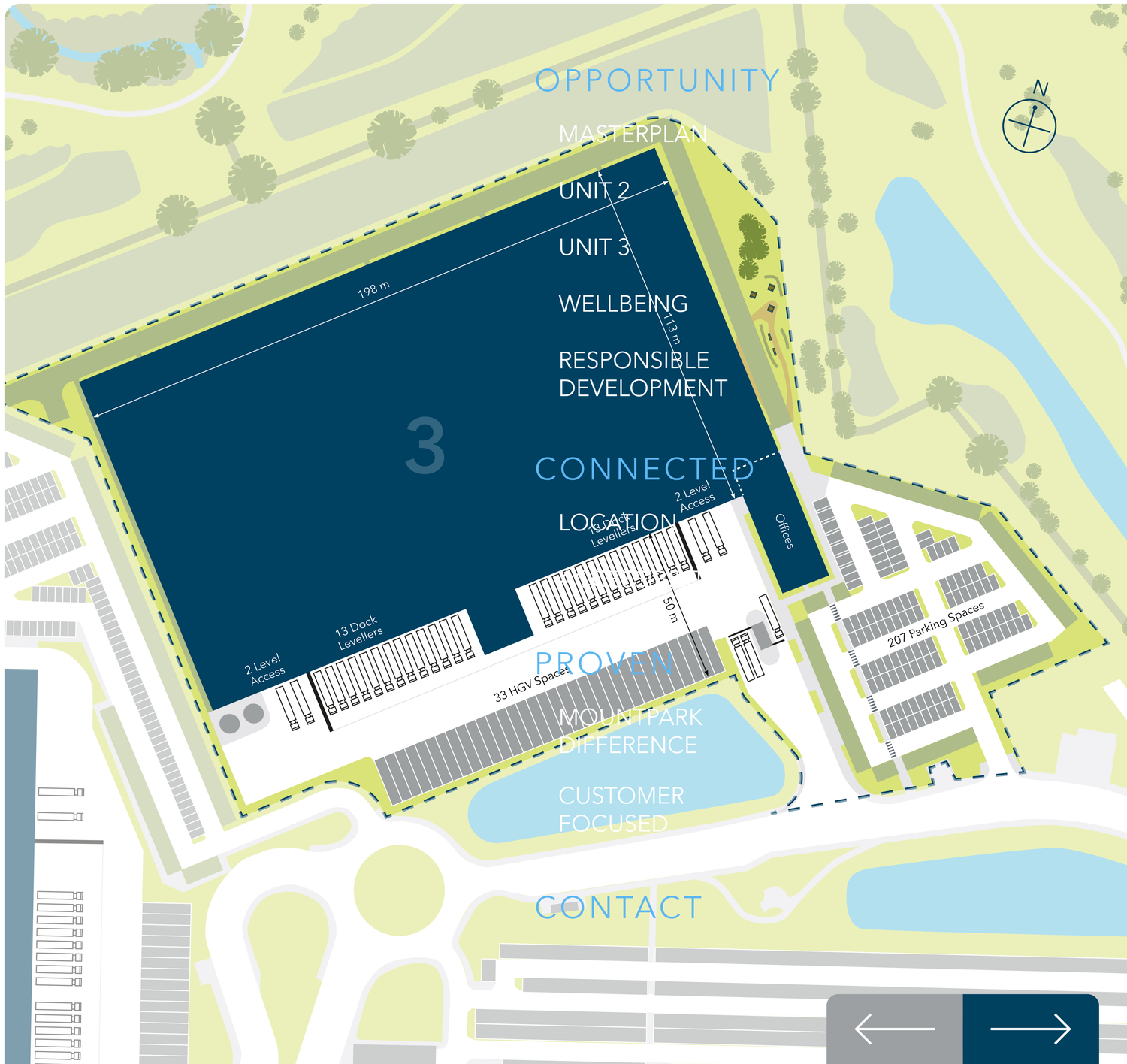
Parking Spaces
207 (6 disabled & 21 EV)

HGV Spaces
33

Roof Terrace above Offices
✓

EPC Rating
Targeting "A+"

BREEAM Rating
Targeting "Outstanding"



UNIT 3

PLAN | CGI

OPPORTUNITY
MASTERPLAN
UNIT 2
UNIT 3
WELLBEING
RESPONSIBLE DEVELOPMENT

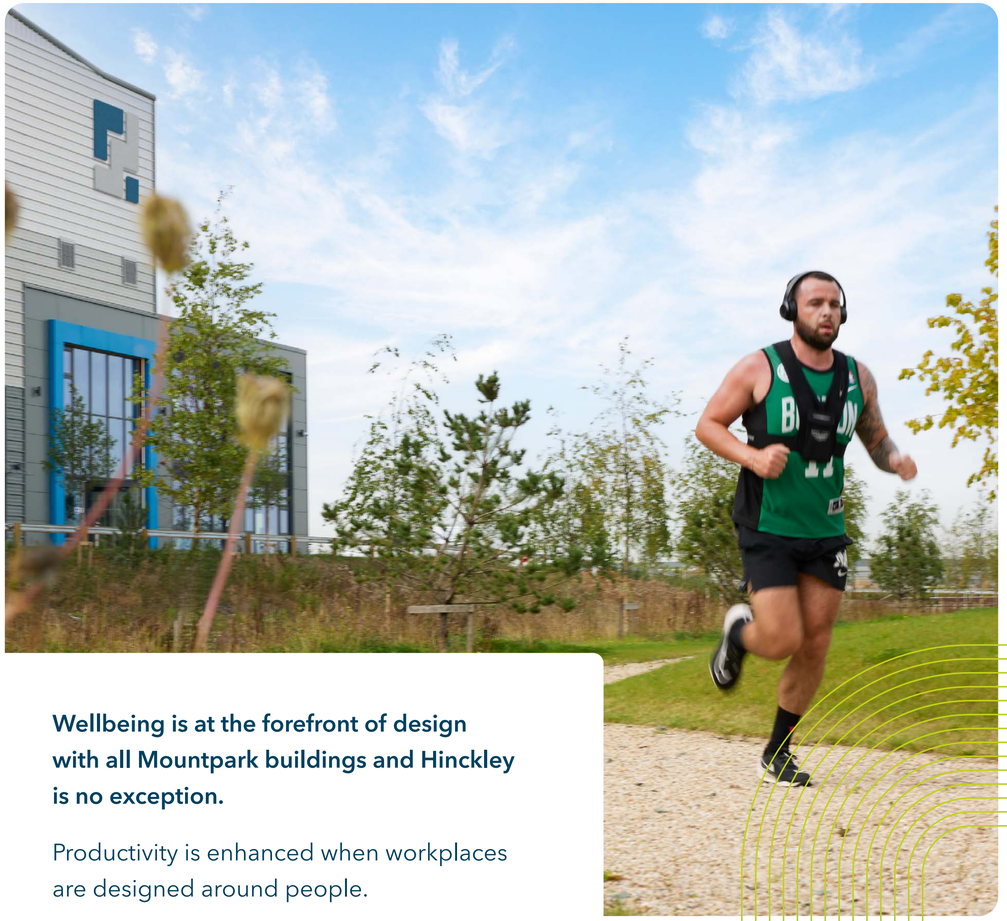
CONNECTED
LOCATION
ACCESSIBILITY

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MOUNTPARK DIFFERENCE
CUSTOMER FOCUSED

CONTACT

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CARE & QUALITY

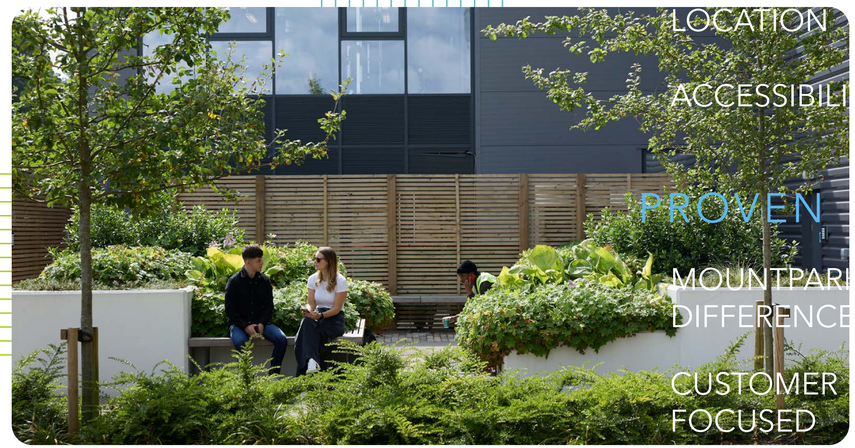


Wellbeing is at the forefront of design with all Mountpark buildings and Hinckley is no exception.

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.





OPPORTUNITY

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.

CONNECTED

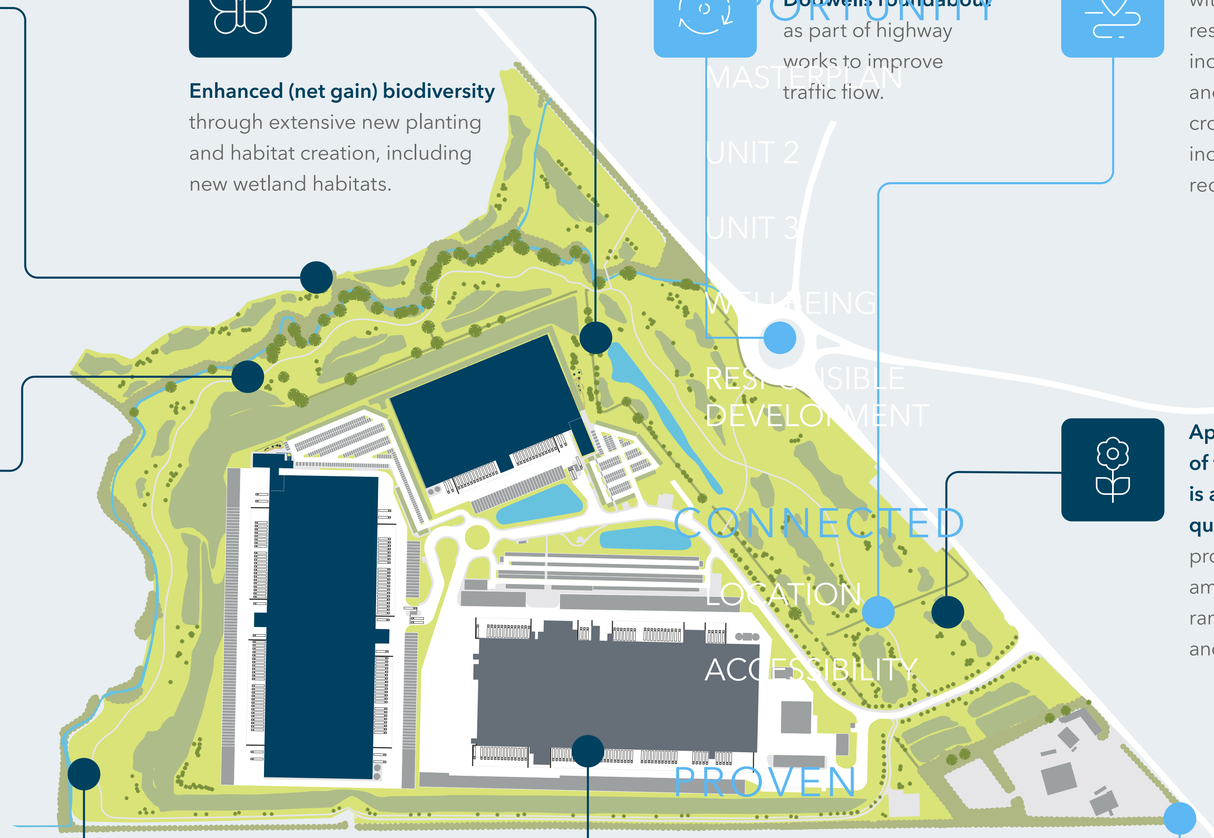
CONTACT

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



Over 2.5 km 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.

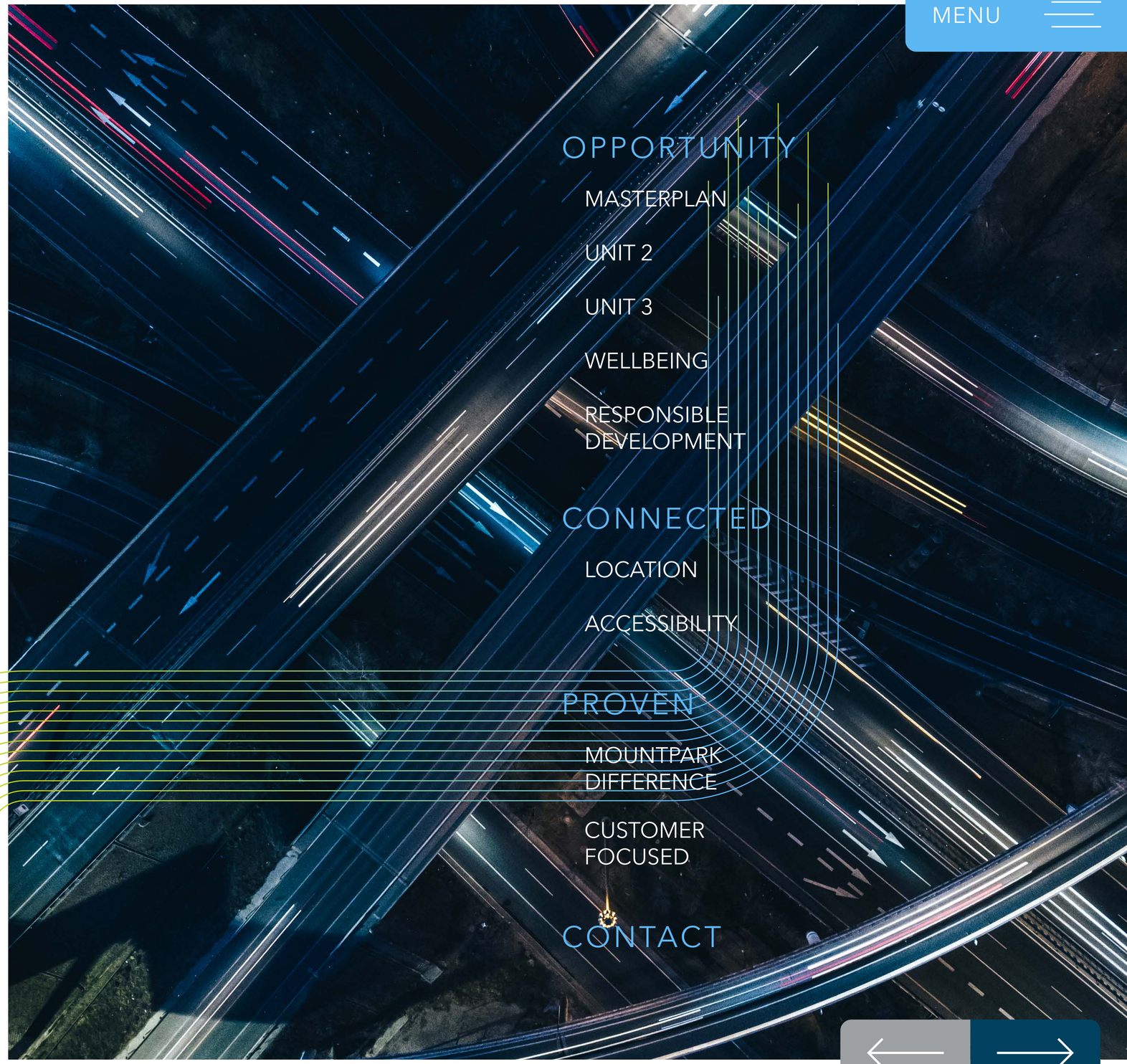
CONNECTED

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.

LOCATION →

ACCESSIBILITY →

MOUNTPARK.COM/**HINCKLEY**



OPPORTUNITY
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NO PLACE QUITE LIKE IT

LOCATION | OCCUPIERS

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.



PARCEL HUBS | DISTANCES

0.5 MILES	DPD INTERNATIONAL GATEWAY
0.7 MILES	DPD HUB 5
11.8 MILES	BIRCH COPPICE RFI
14.7 MILES	ROYAL MAIL SUPER HUB
16 MILES	RAIL FREIGHT TERMINALS DIRFT

Source: Google Maps

NO PLACE QUITE LIKE IT

LOCATION | OCCUPIERS

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

A5
Mountpark Hinckley lies adjacent to the A5, providing direct access to J1 of the M69 motorway. The improvements being undertaken to the A5 as part of the development, including removal of height restrictions, will enhance reliability and overall efficiency of the road local network.

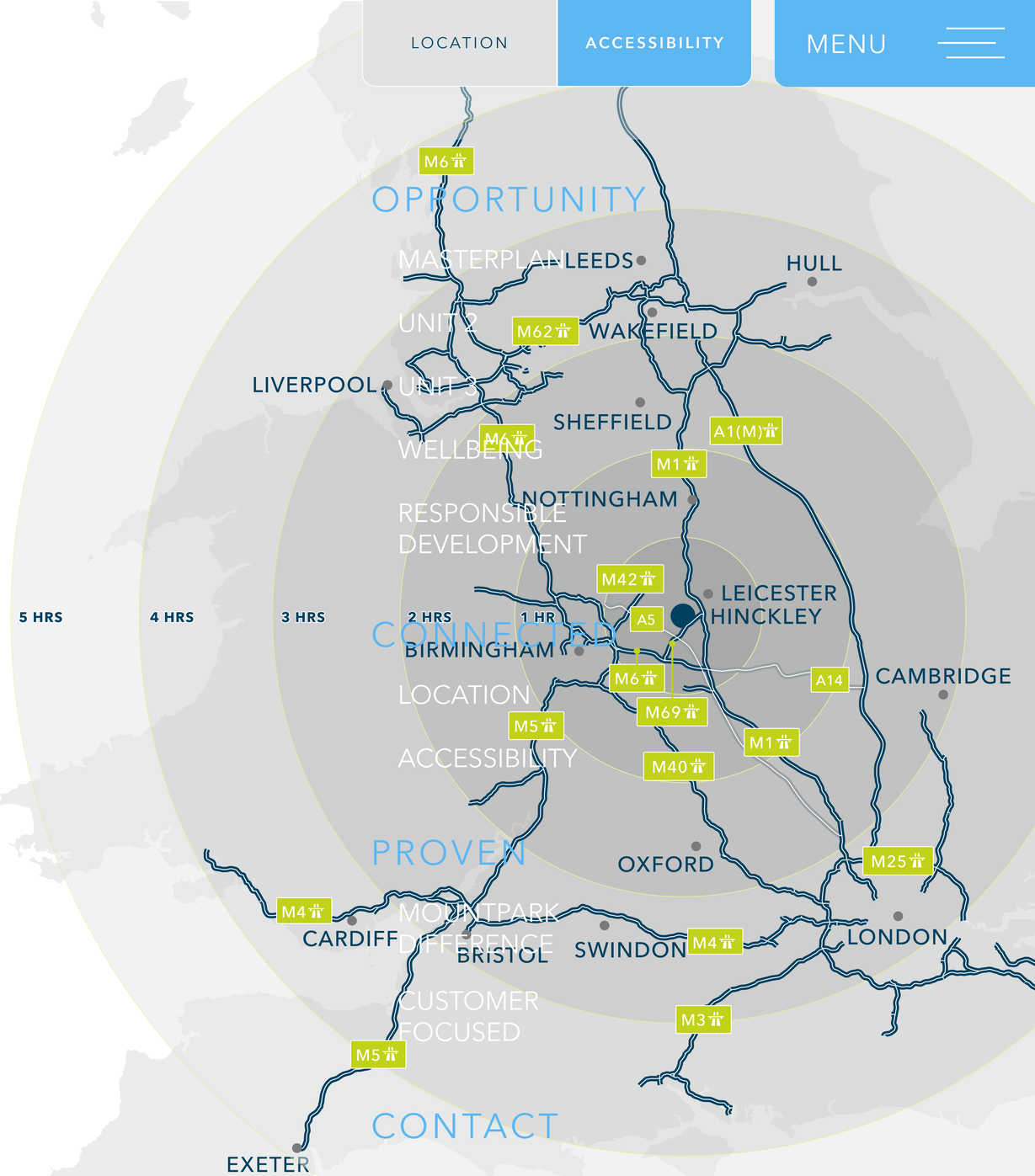
M1
The spine of the UK's logistics network, connecting between London and Leeds across 193 miles. Junctions 19 and 20 are both accessible from the park within 11.5 miles via the A5 and M69 respectively.

M6
The longest motorway in the UK running just over 230 miles from the Midlands to the border of Scotland, which can be reached in 10-minutes from Mountpark Hinckley via the M69.

EAST MIDLANDS AIRPORT
The largest airport outside of London and the UK's largest dedicated air cargo operation, is just 30 miles north.

PORTS
Centrally located, the park is accessible to all of England's major container and deep water ports within a 4 hour HGV drivetime.

RAIL FREIGHT
Within 50 minutes of 6 rail freight terminals (existing and under construction) supporting opportunities for sustainable transport.

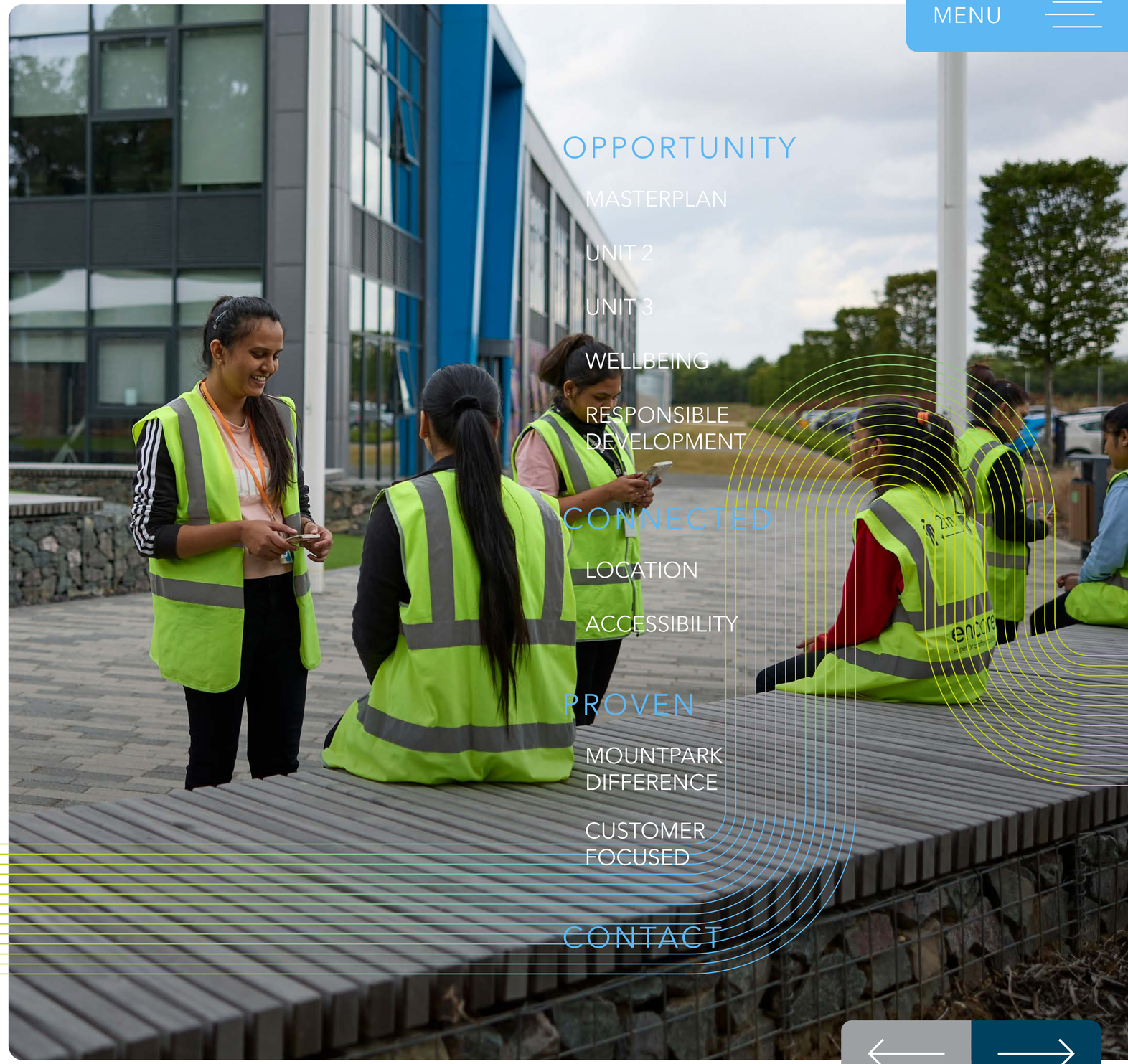


PROVEN

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.

MOUNTPARK DIFFERENCE →

CUSTOMER FOCUSED →



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



OPPORTUNITY
CONTACT

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.



CORPORATION

"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."

carreras

"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."

Royal Mail

"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.

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



MOUNTPARK HINCKLEY
LE10 3ED

///NUNS.SWEAR.CUTE

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