

FL3 > BARDON <

SSS

TO LET - 535,000 SQ FT
BUILD TO SUIT - DELIVERABLE IN 9 MONTHS
J22/M1, BARDON, LE67 1FF

A DEVELOPMENT BY
Firethorn 



CONFIDENT.POINTS.UTTER

535 > BARDON <

FB535 at FLEX > BARDON < provides 533,240 sq ft of high-specification logistics space in the heart of the Midlands' Golden Triangle. Designed to support modern distribution and fulfilment operations, the unit combines efficient layouts, extensive loading provision and future-ready specifications, delivering a highly adaptable warehouse solution capable of meeting evolving business needs.

CONSENTED
FLEXIBLE
DELIVERABLE

FLEX



BARDON



amazon

stobart

Chemist Direct

Premier

DHL

HEALY GROUP

mts

Roca

INNOTECH

antalis

pal

Vistry

V5

PALLEX

amazon

oakland

LEICESTER
12.5 MILES / 24 MINS

M1
2.5 MILES / 4 MINS

M1

J22

SHAW LANE

SES
533,240 SQ FT

410
409,110 SQ FT

WEST LANE

STANTON LANE

4 MIN DRIVE
TO M1 (J22)

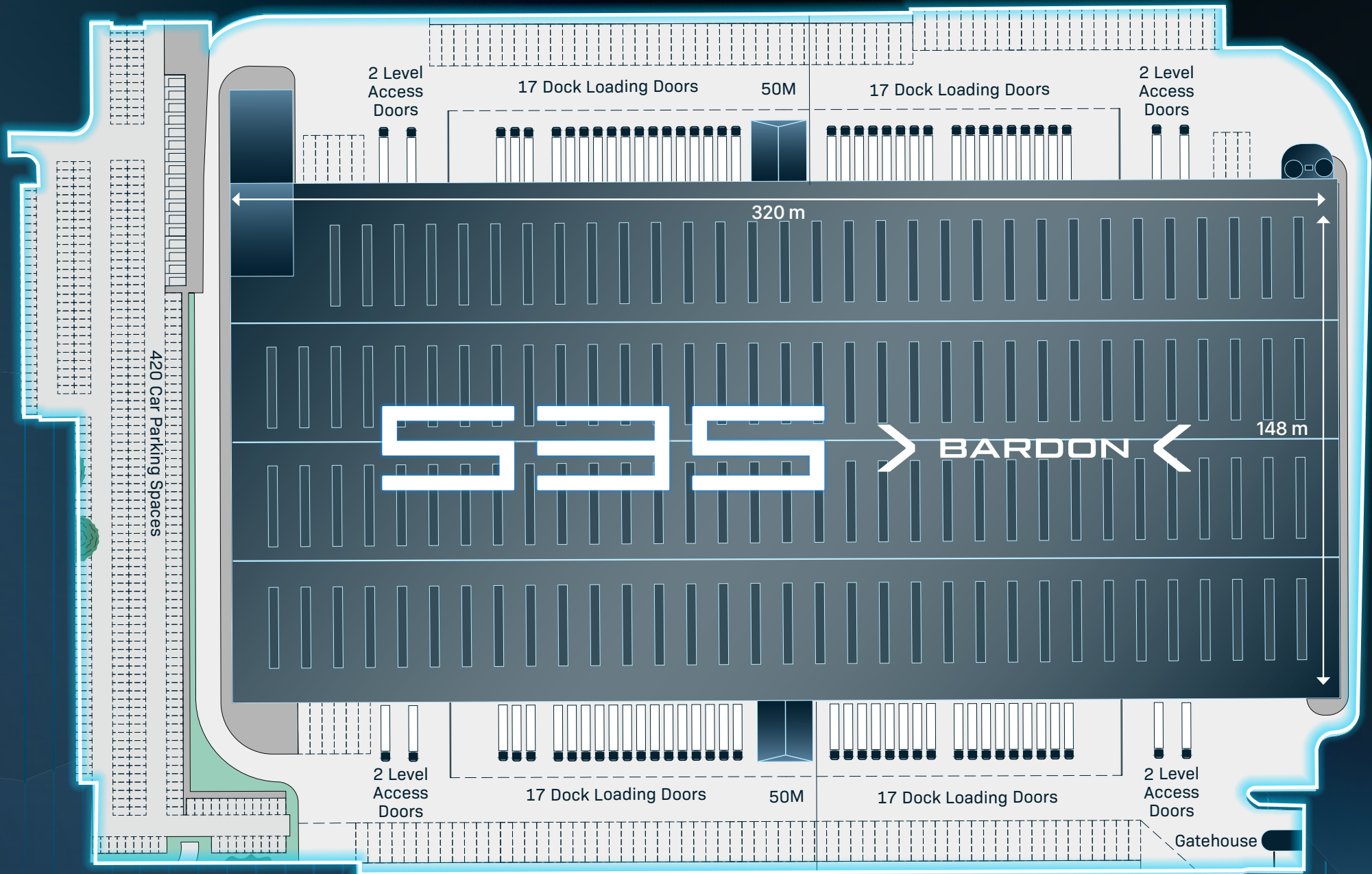
BIRMINGHAM
37.6 MILES / 45 MINS

M69
11 MILES / 12 MINS

LEICESTER
10.8 MILES / 18 MINS

01> LAYOUT FLEX X

- 18M CLEAR INTERNAL HEIGHT
- 50M YARD DEPTH
- 68 DOCK LOADING DOORS
- 8 LEVEL ACCESS LOADING DOORS
- 420 CAR PARKING SPACES
- 149 HGV SPACES
- 50KN/M2 FLOOR LOADING
- GATEHOUSE ACCESS
- HEATING & COOLING
- UNIT POWER: 5.95 MVA
- FLEXIBLE SPACE



S3S

Over 535,000 sq ft of future-ready logistics space with extensive servicing provision and flexibility for modern distribution operations.

> S3S

	SQ M	SQ FT
WAREHOUSE	46,919	505,030
OFFICES	1,642	17,675
2 STOREY TRANSPORT HUB	979	10,535
TOTAL (GIA)	49,540	533,240

GIA (Indicative)



10% PV COVER –
FULL ROOF COVERAGE
FUTURE-PROOFED



TARGETING
EPC A+



EXTENSIVE EV
INFRASTRUCTURE



ACTIVE SUSTAINABLE
TRANSPORT



5.95 MVA INCOMING
POWER SUPPLY



TARGETING BREEAM
'EXCELLENT'



EXTENSIVE GREEN
AMENITY SPACE

PROVIDING FOR
TOMORROW
TODAY

> ESG

Half of the site is designated as green space and National Forest habitats, enhancing biodiversity in accordance with UK Forestry Standards. This will create a landscaped woodland park for employees and local residents to explore and enjoy.



A GREENER WORKPLACE

A new landscaped woodland and country park of 37 acres with over 2km of footpaths to enjoy.

01	NATIVE HEDGEROWS	06	GRASS AREAS
02	ROOF TERRACES	07	ORNAMENTAL AREA
03	WOODLAND AREAS	08	BAT HOUSE
04	NATIONAL FOREST HABITATS	09	WET WOODLAND
05	FOOTPATHS OVER 2km	10	PUBLIC ACCESS



PRIME CONNECTIVITY

Located just 2.5 miles from Junction 22 of the M1, FLEX >BARDON< offers exceptional access to the UK's strategic motorway network. Positioned within the Midlands' Golden Triangle, the development provides direct connectivity to Birmingham, Leicester and the wider national distribution network, placing labour, customers and supply chains within easy reach.

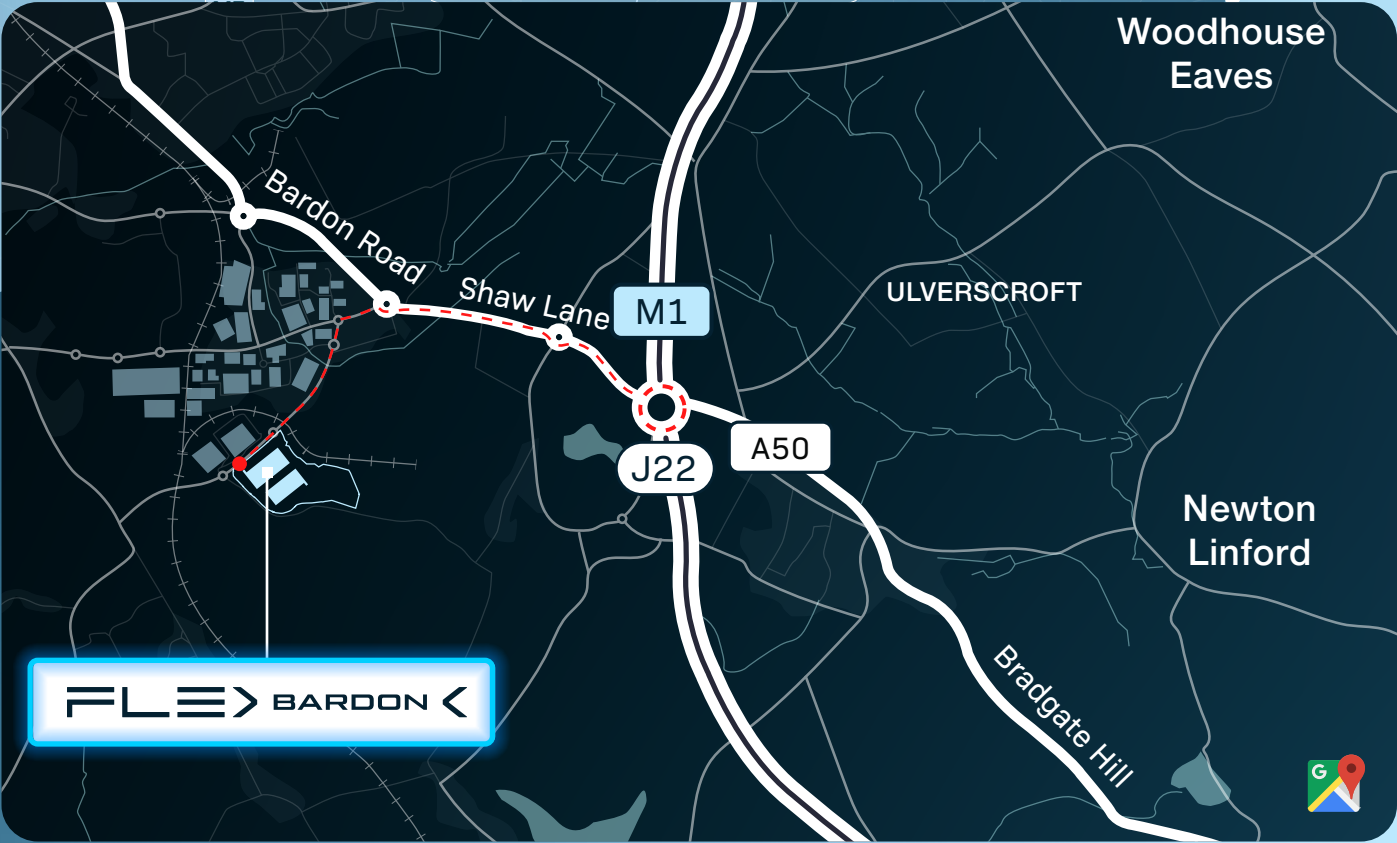
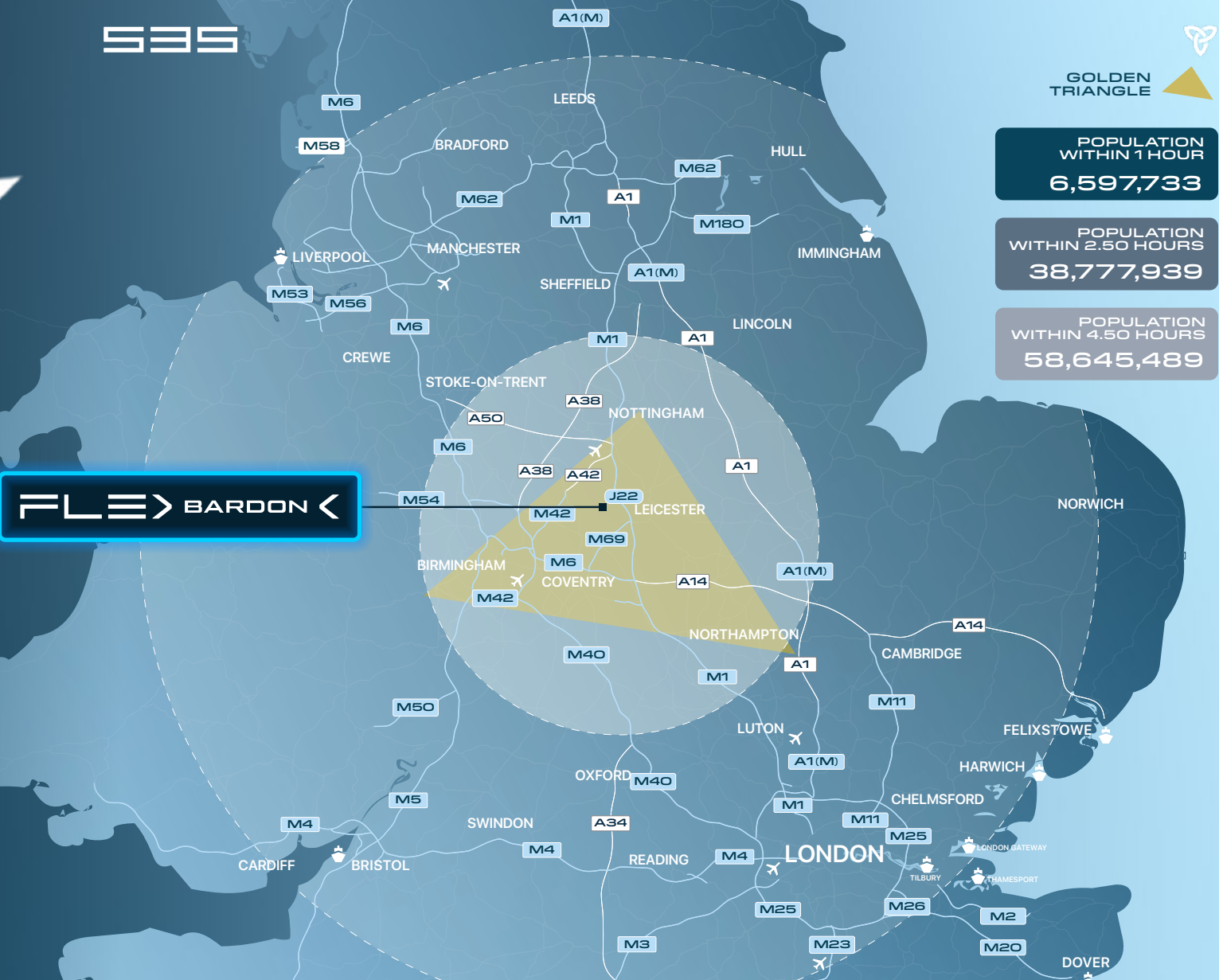
ROAD	MILES	MINUTES
A511	1.5	4
M1 (J22)	2.5	4
M69 (J21)	11	12
LEICESTER	10.8	18
M42/A42 (J13)	13	20
A50	15.5	18
M6 (J4A)	29	35
BIRMINGHAM	37.6	45
LONDON	110	135

PORT	MILES	MINUTES
HULL	112	120
IMMINGHAM	113	120
LIVERPOOL	113	130
LONDON GATEWAY	135	140
SOUTHAMPTON	149	160
FELIXSTOWE	156	160
DOVER	191	190

RAIL	MILES	MINUTES
LEICESTER	12.5	24
MARITIME RFI, EMG	14	18
DIRFT	30	35
BIRMINGHAM	40	50
DONCASTER IPORT	66.5	70
LEEDS	93	105
MANCHESTER	95	110
LONDON	115	145

AIR	MILES	MINUTES
EMA	13.5	18
BIRMINGHAM	35.5	45
LUTON	77.5	80
MANCHESTER	92.5	100

90% OF UK CONSUMERS REACHED WITHIN 4.5 HOURS BY HGV



POWERED BY PEOPLE

FLEX > BARDON < combines a skilled labour pool, strong economic fundamentals and excellent transport links, making it an ideal location for logistics, manufacturing and distribution businesses.

25%+

of local employment is in manufacturing, warehousing and logistics compared to UK average of 6.9%.

Source: LSR

12%

Population Growth Since 2011 compared to 9.6% locally.

Source: ONS

85%

of the UK population accessible within a 4.5-hour HGV drive.

Source: Pegasus Group

>61,000

Manufacturing Jobs remains a major employer with approximately 61,000 jobs across Leicester & Leicestershire.

Source: Nomis

TOP EMPLOYMENT SECTORS

- > Logistics & Distribution
- > Manufacturing
- > Engineering
- > Transport & Storage

92.9%

of the workforce is formally qualified compared to the UK average of 84%.

Source: ONS

>3.1%

unemployment rate, a reflection of the area's strong and resilient labour market compared to the UK average 4.9%.

Source: ONS

2.8M+

Workforce of over 2.8 million within a one-hour drive.

Source: Nomis

25.9BN

Leicestershire: a £25.9 billion economy - the largest in the East Midlands.

Source: ONS

>540K

540,000 jobs & over 46,000 trading businesses in the city & county.

Source: ONS

6,597,733

Million people within a 1 hour drive.

Source: Nomis

FLEXIBILITY
WITHOUT
COMPROMISE

BARDON



Firethorn[®] FL≡><

FLEXIBILITY AT ITS CORE

FB535 has been designed with adaptability at its core. From its high-specification warehouse space and extensive loading provision to its efficient operational layout, every aspect of the unit is focused on supporting occupier requirements and enabling long-term business growth.

01 > LAYOUT FLEX

FB535 offers a flexible, future-ready logistics environment designed to accommodate evolving operational requirements. With extensive servicing provision, high-bay warehouse space and best-in-class specifications, the unit provides an efficient platform for a wide range of occupier needs.

03 > SPEC FLEX

FB535 offers a best-in-class specification designed to support a wide range of occupier requirements. The unit combines operational efficiency, sustainability-focused features and future-ready infrastructure, providing a platform that can accommodate evolving business needs over the long term.

02 > OPERATIONAL FLEX

FB535 is designed to support a wide range of logistics and distribution operations. Its high-specification warehouse space, 18m clear internal height, generous yard depth and extensive loading provision provide occupiers with the operational efficiency and flexibility required to accommodate evolving business needs.

02 > OPERATIONAL FLEX X



AUTOMATION



RACKING

TEMPERATURE
CONTROLLED

>

Designed around occupier requirements, FLEX > BARDON < offers operational flexibility through solutions for high-bay racking, cold storage and advanced automated fulfilment. Its adaptable infrastructure creates scalable, future-ready space for modern logistics, distribution and industrial occupiers.

03 > FIT-OUT FLEX

FLEX ENHANCEMENTS



5.95 MVA POWER CAPACITY*

*SUBJECT TO REINFORCEMENT CAPACITY



AUTOMATION READY



**EV CHARGING
INFRASTRUCTURE**



**BESPOKE OCCUPIER
ENHANCEMENTS**

**FLEXIBLE
DESIGN.
DELIVERED
AROUND
YOU.**

Firethorn Flex  allows us to tailor the building around your operational, sustainability and business requirements.

From additional power and EV charging to automation infrastructure and bespoke fit-outs, enhancements can be delivered as part of a tailored commercial package.

Investment can be incorporated into the deal, structured through the lease or provided in place of traditional rent-free incentives.



LANDLORD FUNDED FIT OUTS

Available as part of a tailored commercial package.



YOUR BUILDING. YOUR SPECIFICATION

Talk to us about your requirements and we'll create a tailored solution that supports your operation today and accommodates future growth.



COMPLETELY FLEXIBLE. COMPLETELY YOURS

Every business is different. That's why we take the time to understand your operational needs, workforce requirements and growth ambitions, creating a property solution that works from day one and evolves with your business.

Let's build the right solution for your business.



SMART LIGHTING SYSTEMS



COLD STORAGE CAPABILITY



PV INSTALLATION



**ENHANCED HEATING
SOLUTIONS**

Firethorn 

DEVELOPING FLEXIBLY IN PARTNERSHIP

Firethorn  is a market-leading, award-winning UK real estate investor, developer and asset manager, delivering strategic property solutions across the industrial, logistics and living sectors. With expertise spanning the entire property lifecycle, Firethorn combines acquisition, development, investment and asset management capabilities to create high-quality spaces that connect businesses, people and places.

At Firethorn , we are progressive in our thinking, decisive in our actions and innovative in our delivery, enabling people and communities to prosper.

Existing Firethorn  partners include:

NEXT



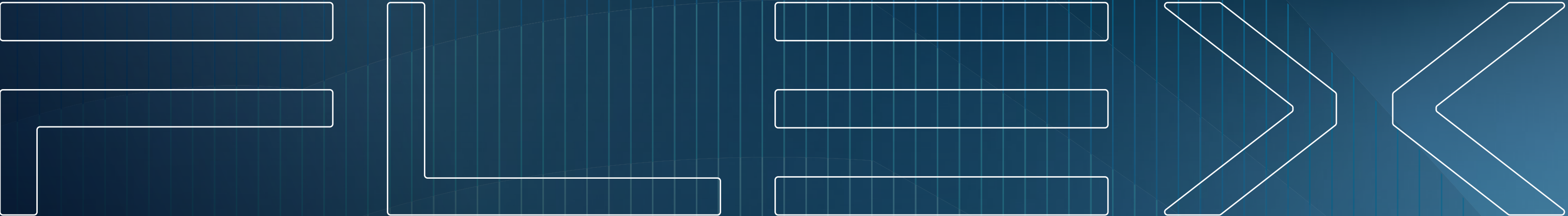
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Travis Perkins

b&m

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