

NEW 150,000 SQ FT UNIT

SUSTAINABLY DESIGNED / EXCEPTIONAL LABOUR / UNBEATABLE LOCATION / UNRIVALLED POWER

LE³
DP



LEICESTER DISTRIBUTION PARK, LE3 1UR

AVAILABLE Q1 2022

MEET YOUR NEXT HOME OF DISTRIBUTION AT LE³ DP

LEICESTER DISTRIBUTION PARK OFFERS A **BEST-IN-CLASS** APPROACH TO **SUSTAINABILITY** AND **UNRIVALLED POWER**, ALLOWING YOUR BUSINESS TO THRIVE.

THE LATEST 150,000 SQ FT UNIT WILL ACHIEVE NET ZERO CARBON IN CONSTRUCTION AND WILL BE DESIGNED TO FACILITATE NET ZERO CARBON IN OPERATION.



AMPLE SPACE AT LE DP

FLOOR AREAS

WAREHOUSE	142,500 SQ FT	13,238 SQ M
OFFICE (FIRST FLOOR)	7,500 SQ FT	697 SQ M
TOTAL	150,000 SQ FT	13,935 SQ M



13 **LOADING DOCK DOORS**

including 2 euro dock levellers

Indicative image from Power Towers unit

Indicative image from Leicester Tissue Company unit

SPECTACLE³ OF DP FEATURES

2 **LEVEL ACCESS DOORS**

Indicative image from Leicester Tissue Company unit

15m **CLEAR HEIGHT**

PHOTOVOLTAIC PANELS

Covering c. 10% of the roof area to off-set operational electricity of basebuild installations. The enhanced steel frame can accommodate future PV covering up to 100% of the roof area for future operational carbon offsetting.

Indicative image from Leicester Tissue Company unit



2.5 MVA power



Gatehouse



15% roof lights



50m secure yard



50 kN/m²
floor loading



126 car
parking spaces



Suitable for
B1, B2 & B8 use



16 electric car
charging points



Accessible 24/7



20 HGV parking



Net Zero Carbon
in construction



Host of smart,
sustainable features

INCRECIBLE³ DPROGRESS

PHASE 2

Three spec build units of 50,000 sq ft, 60,000 sq ft and 100,000 sq ft. Now all let to Company Shop Group, Leicester Tissue Company and Power Towers respectively.

PHASE 1

A design and build pre letting of 195,000 sq ft – let to Samworth Brothers.



PEOPLE³ DPOWER

AS AN ESTABLISHED MANUFACTURING AND LOGISTICS LOCATION, LEICESTER OFFERS AN EXTENSIVE AND COST-EFFECTIVE LABOUR POOL.

22% 

LOWER THAN AVERAGE WAGES

£35,000	Manager
£24,000	HGV Driver
£17,000	Forklift Driver
£15,500	Warehouse Operator

Lower than both Coventry and Northampton

GROSS WEEKLY PAY

East Midlands	£547.40
West Midlands	£550.80
Great Britain	£584.90

Source: LLEP, East Midlands Airport and Nomisweb

667,700 

WORKING AGE POPULATION

with 31,300 active job-seekers

95% 

OF THE UK POPULATION

can be accessed within
a 4 hour HGV drive time

72% 

LOGISTICS OPERATIONS

in the East Midlands come from Leicester

10%+ 

OF ALL JOBS

in the LLEP area are within the
logistics and distribution sector

SIZEABLE MEETS SUSTAINABLE[®]

DP



BREEAM 'very good' rating

The building will achieve BREEAM New Construction 'Very Good'



Smart office lighting

Lighting utilises LED luminaires with a comprehensive control system to minimise energy use and maximise the use of natural daylight



Renewable energy

The building has been designed to minimise energy use and be capable of maximising the use of renewable energy



Highly efficient insulation

The building has been designed to be intrinsically low energy demand through a very thermally efficient envelope, with high levels of roof, wall and glazing insulation beyond minimum building regulations requirements



Fresh air ventilation

Fresh air ventilation to the offices uses COVID-19 compliant ventilation rates combined with energy efficient heat recovery



Net zero carbon

The building will be Net Zero Carbon in Construction and will be facilitated to achieve Net Zero Carbon in Operation, recognising the need to achieve this as part of the drive for the UK to achieve NZC2050



Intelligent energy monitoring

A comprehensive energy metering system with remote monitoring and verification provides data on energy use for active energy management



Photovoltaic panels

Photovoltaic (PV) panels on the roof will generate zero carbon electricity equivalent to the annual energy use for the office fixed equipment



Future-proof roof

The roof is reinforced to accept further PV panels to increase the amount of energy which could be provided at zero carbon



Low air permeability

The building will benefit from low air permeability, so heat loss in winter is minimised. This will be at levels below building regs requirements (2-3m³/h/m² vs 5m³/h/m²)



Air source heat pumps

Heating and cooling is provided to the offices using air source heat pumps



Wellbeing-focused design

An external area has been created as a means of encouraging people to take time out from the work environment, to encourage the wellbeing of the occupiers



Rainwater harvesting



15% triple skin rooflights to warehouse



16 electric vehicle charging points



Low water flow taps and WCs

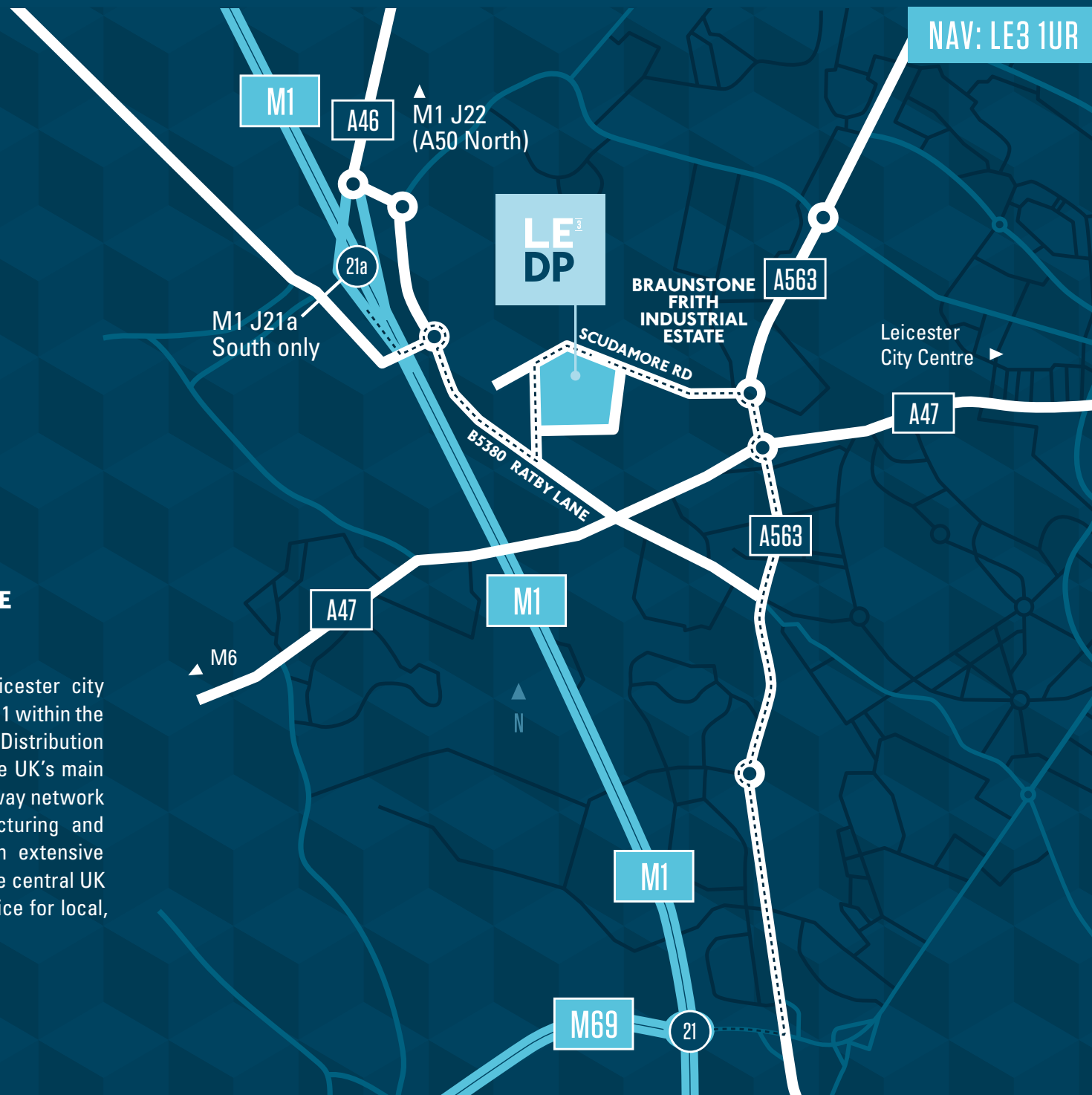


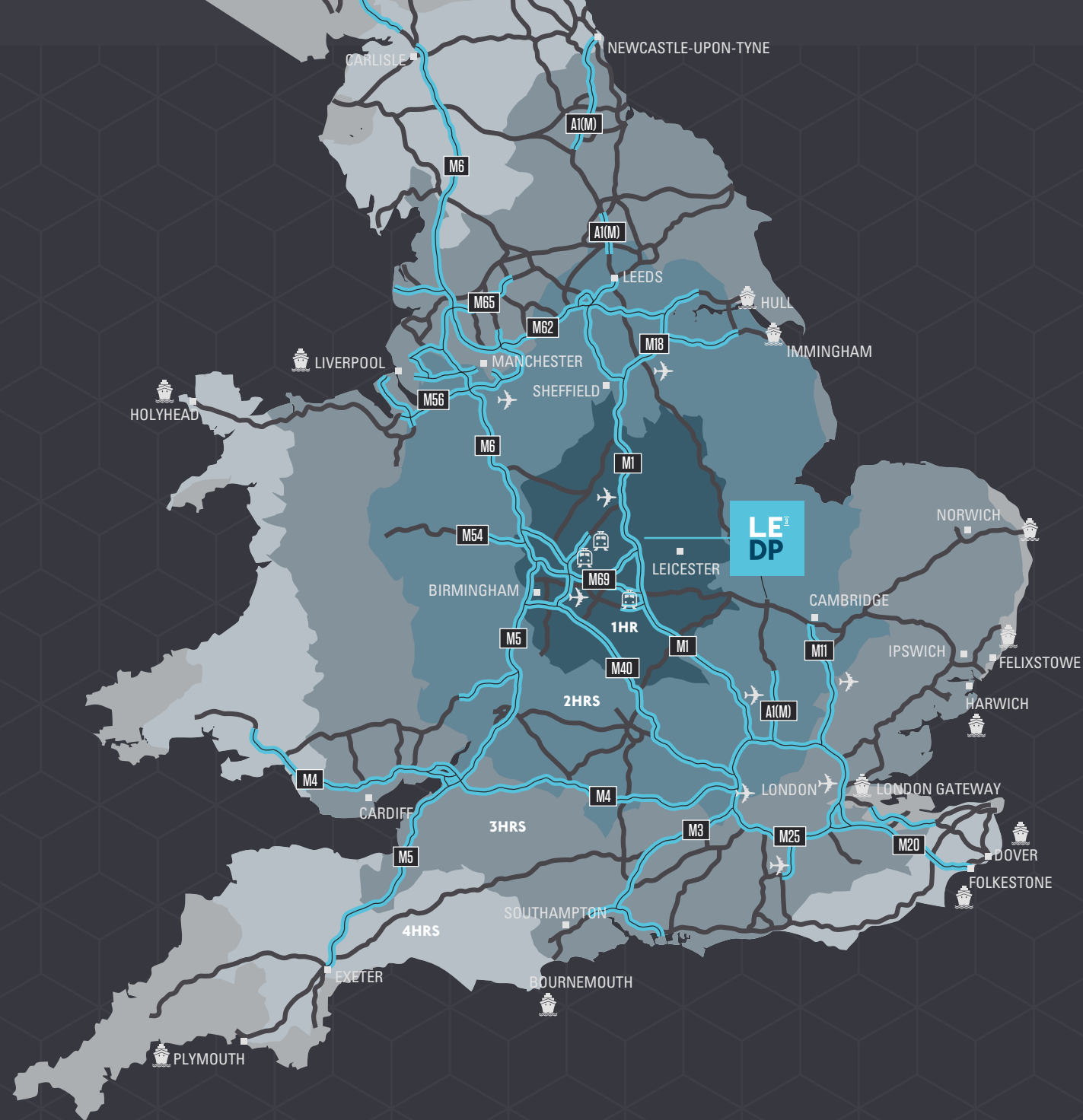
Sustainable drainage system with drainage swales and storm water attenuation tanks beneath service yard

AT THE CENTRE OF EVERYTHING AT LE³ DP

CENTRAL UK LOCATION WITH FAST ACCESS TO THE M1 (J21a) AND BEYOND

Situated 4 miles to the west of Leicester city centre and less than a mile from the M1 within the Braunstone industrial area, Leicester Distribution Park benefits from easy access to the UK's main North / South corridor and the motorway network beyond. As an established manufacturing and logistic location, Leicester offers an extensive and cost-effective labour pool plus the central UK location makes this an unrivalled choice for local, national and international businesses.





HGV DRIVE TIMES



Airports

East Midlands	40 mins
Coventry Airport	52 mins
Birmingham International	1 hr 10 mins
Luton Airport	2 hrs 15 mins
Stansted Airport	3 hrs 9 mins
Heathrow Airport	3 hrs 14 mins



Ports

Liverpool	3 hrs 49 mins
London Gateway	3 hrs 50 mins
Felixstowe	4 hrs 22 mins



Rail freight terminals

Daventry (DIRFT)	43 mins
Birch Coppice	1 hr 8 mins
Hams Hall	1 hr 14 mins

EXPERIENCE AND SPEED AT LE³ DP

A DEVELOPMENT BY:

BLACKROCK®

ADVISED BY:

GRAFTONGATE



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