

FLEXIBLE, COST EFFECTIVE SPACE



Flexible, cost effective, fitted space

Up to 1.28 million sq ft

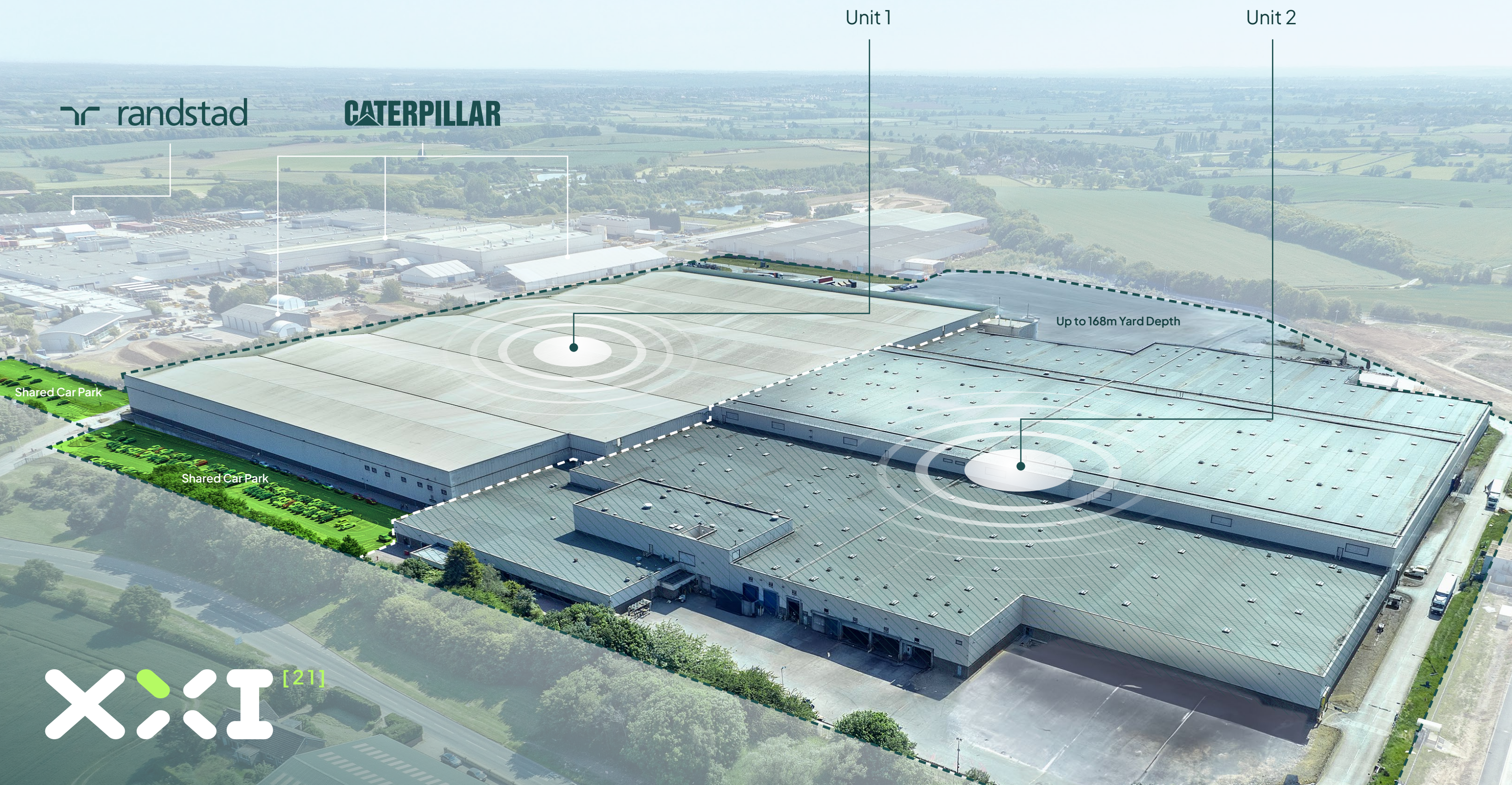
AVAILABLE NOW

Peckleton Lane, Desford LE9 9BZ



M1 JUNCTIONS 21/21A

Presenting **1.28M** sq ft of landmark warehousing with flexible configurations.



Combined 1&2



ACCOMMODATION

Units 1&2 have a potential to provide a Gross Internal Area of 1.28M sq ft which can be taken as a **whole or subdivided**. The site benefits from the following specification:



Shared car park
And gatehouse



Dedicated staff
entrance



50Kn/m²
floor loading



Dock
doors



Lighting to
warehouse



Level
access doors



Sprinkler
systems



Eaves height
up to 14.2m



EPC
Rating



Office & ancillary
accommodation



Yard depth
up to 168m (max)



Power
TBC



Unit 1

Unit 1 is a semi-detached industrial / warehouse building extending to a Gross Internal Area of 652,215 sq ft and benefits from the following specification:

Area	sq m	sq ft
Warehouse	58,185	626,300
Ground Floor Office	1,014	10,916
First Floor Office	1,394	14,999
Total (GIA)	60,593	652,215

- 

Potential for 6 additional dock doors (STP)
- 

Additional shared car parking
- 

6 Dock doors
- 

10 Level access doors
- 

50Kn/m² floor loading
- 

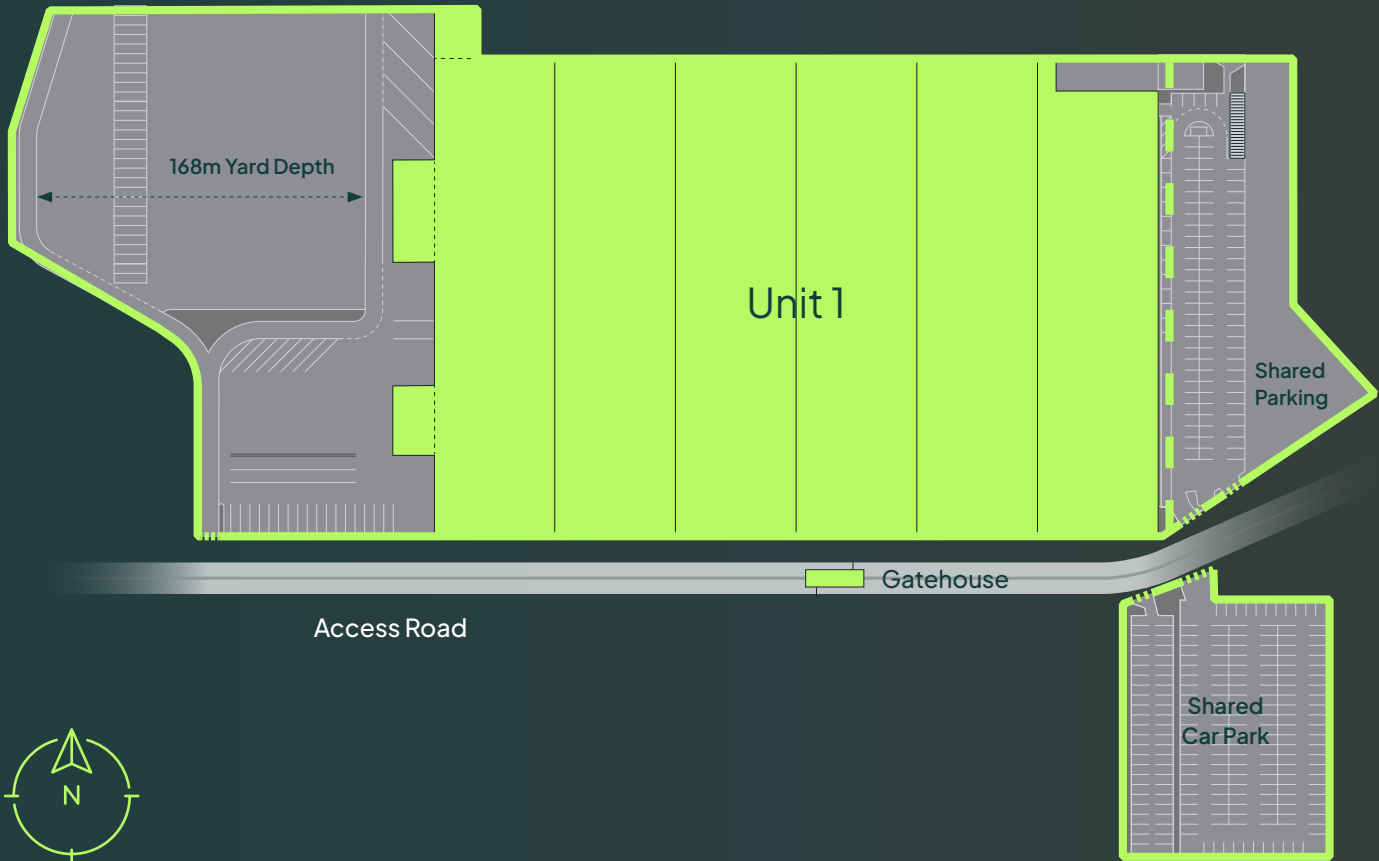
Office & ancillary accommodation
- 

Yard depth up to 168m (max)
- 

Sprinkler systems
- 

11.0m eaves height
- 

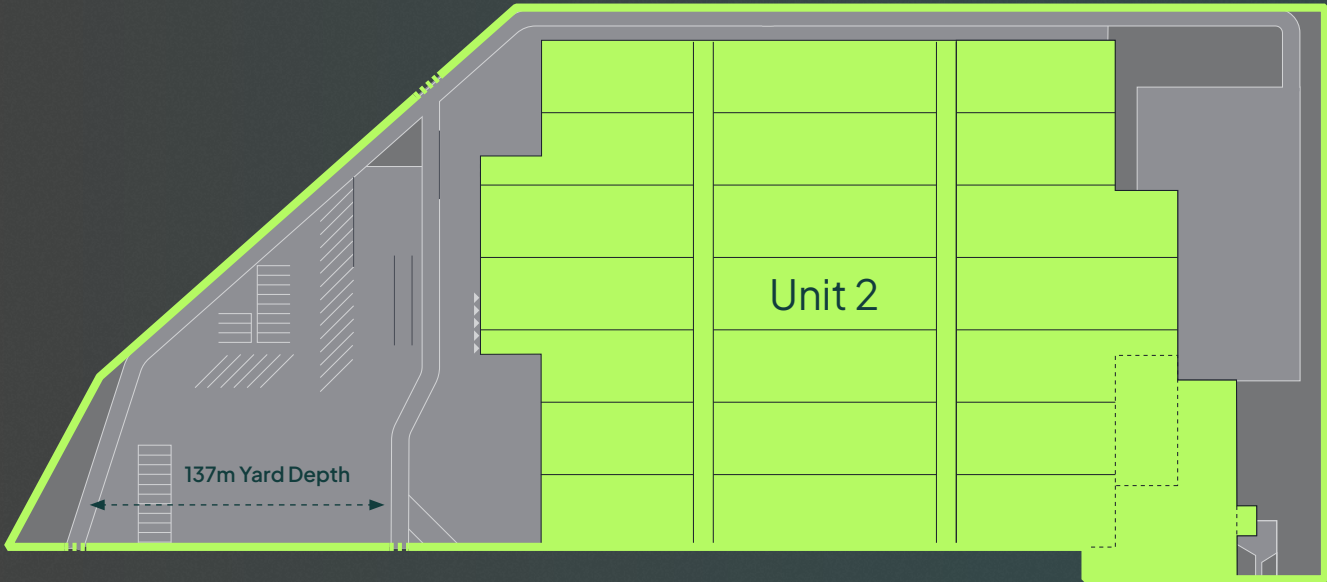
EPC rating C (75)



Unit 2



ACCOMMODATION



Unit 2 is a semi-detached industrial / warehouse building extending to a Gross Internal Area of 631,988 sq ft which can be subdivided. The unit benefits from the following specification:

Area	sq m	sq ft
Warehouse	54,025	581,523
Ground floor office	4,357	46,896
First floor office	331	3,569
Total (GIA)	58,713	631,988

- 

Potential for additional doors
- 

Additional shared car parking
- 

12 Dock doors
- 

12 Level access doors
- 

50Kn/m² floor loading
- 

Office & ancillary Accommodation
- 

Yard depth up to 137m (max)
- 

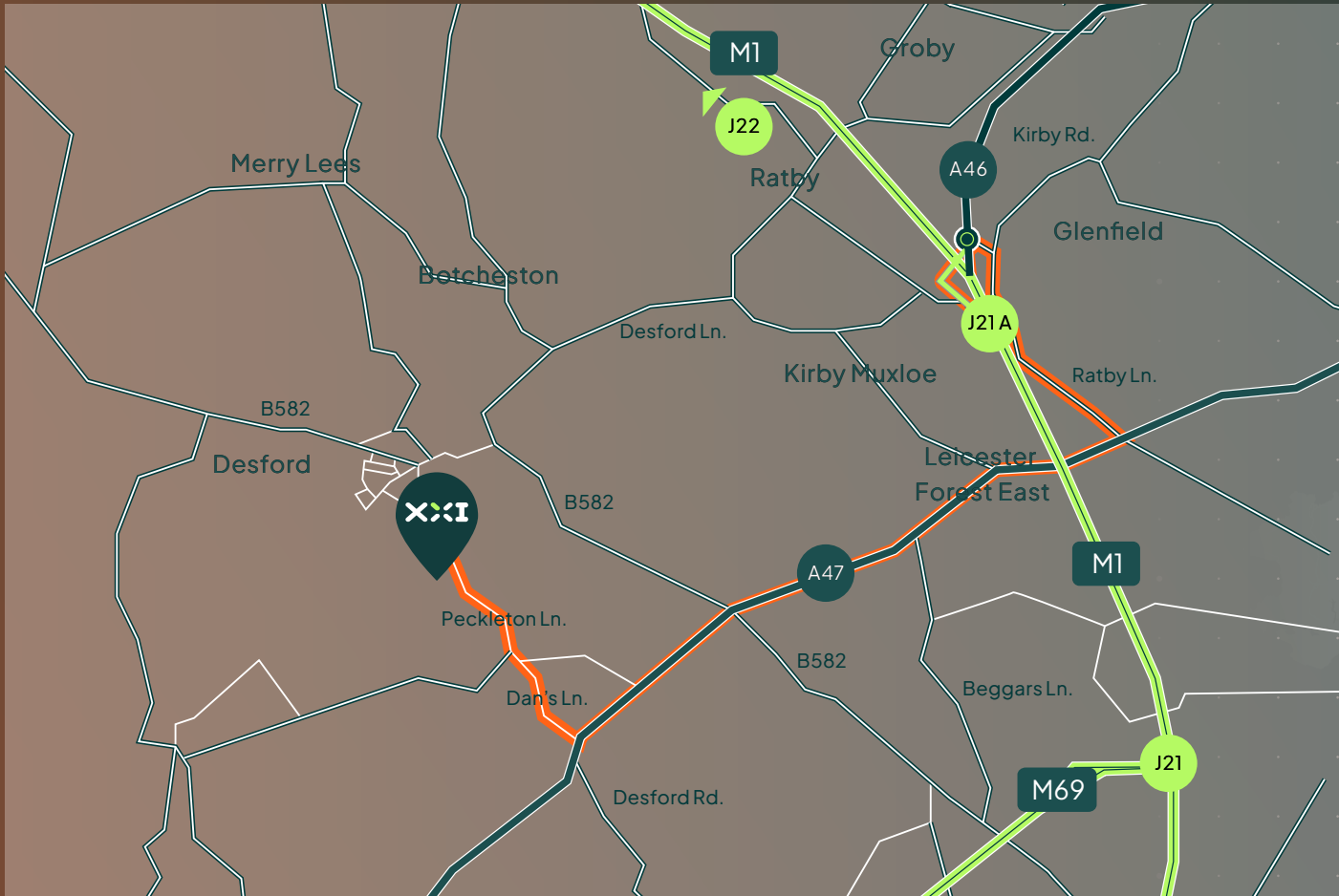
Sprinkler systems
- 

Central eaves: 14.2m
East & West: 9.3m
- 

EPC rating D (99)

Strategically located with excellent connectivity.

XXI is strategically located near Junction 21 of the M1 / M69. The site offers excellent connectivity to all key transport routes on the UK's wider motorway network, cargo ports, and airports.



Route from M1 J21A

///preparing.winners.passport

Sat nav: LE9 9BZ

Roads	Time	Distance
M1 / M69 J21	13 Mins	5.8 Miles
M6 J2	32 Mins	22.9 Miles
M5 4A	60 Mins	52.7 Miles
M25 J21A	146 Mins	86.4 Miles

Rail Terminals	Time	Distance
Birch Coppice	30 Mins	17.5 Miles
Daventy (DIRFT)	32 Mins	24.9 Miles
Hams Hall	41 Mins	25.3 Miles



Desford benefits from strong local demographics.

XXI is in a prime location, providing access to a vast consumer base, a strong workforce, and key transport links, making it a strategic hub for business and economic growth.



Consumer base

XXI's strategic location allows access to over 22 million consumers.



Local workforce

There are 2,800,00 workers within commuting distance of Leicester.



Economic population

993,000 economically active people within a 20km area of Desford M1.



EMA

Located near East Midlands Airport: the UK's largest pure cargo airport.



Industrial job market

Manufacturing, transport & storage account for 18% of jobs in the area.



Population growth

Population is forecast to grow by 14% by 2035, 7.5% higher than national average.





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