



VGP PARK EAST MIDLANDS

**The new location for your logistics,
industrial and commercial activities**

WWW.VGPPARKS.EU



Do you need more space?

Location

VGP Park East Midlands is strategically located adjacent to Junction 24a of the M1, providing direct access to the UK’s key logistics corridor. The park provides excellent connectivity to Nottingham, Derby, and Sheffield to the north, and Leicester and the wider East Midlands to the south. The site sits at the junction of the M1 / A50 positioning it at the heart of a major intermodal hub, in close proximity to both East Midlands Airport and the East Midlands Gateway Rail Freight Terminal. There is a large and skilled labour pool of 1,000,000 people, who are situated within a 30 minutes drive time from the site.

Approximate Distances

City	
Nottingham	14 miles (22 min)
Birmingham	43 miles (50 min)
Sheffield	53 miles (55 min)
Manchester	87 miles (1hr 40min)
Central London	120 miles (2hr 10 min)

Airport	
East Midlands	5 miles (8 min)
Birmingham	40 miles (40 min)
Heathrow	119 miles (2hr)

Port	
Immingham	99 miles (1hr 30 min)
Hull	100 miles (1hr 30 min)
Liverpool	103 miles (1hr 50 min)
Felixstowe	167 miles (2hr 40 min)

Rail Freight	
SLP East Midlands	5 miles (8 min)
Birch Coppice	27 miles (28 min)
Hams Hall	34 miles (35 min)

**1 miles**

**5 miles**

**4 miles**

**0.8 mile**

**2.9 miles**

**99 miles**

North West Leicestershire & East Midlands Work Force Facts

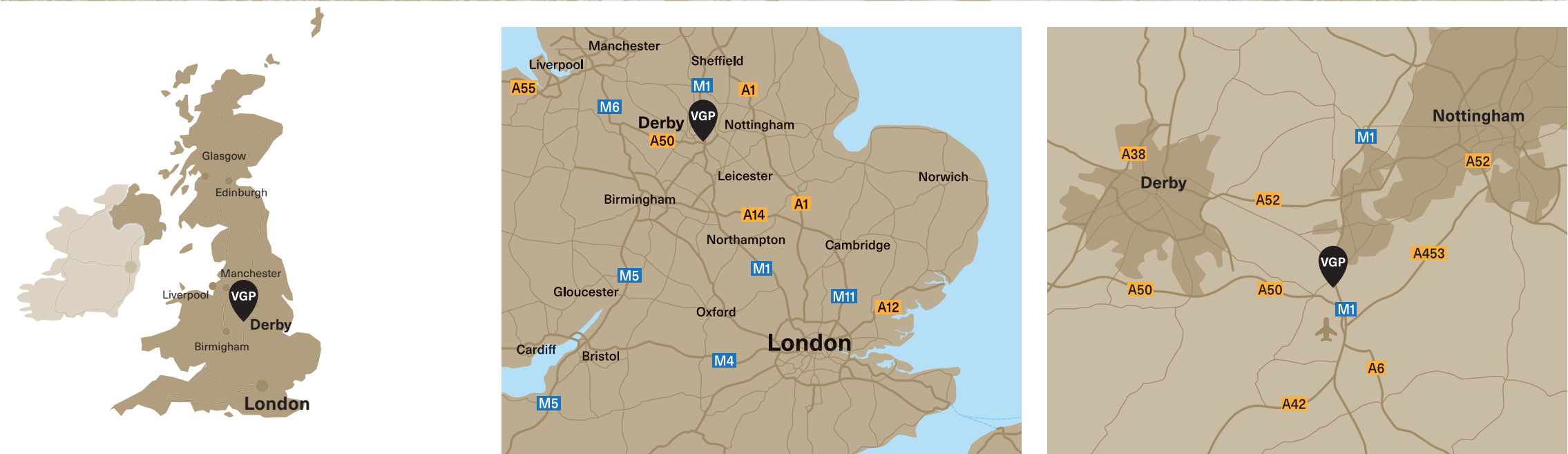
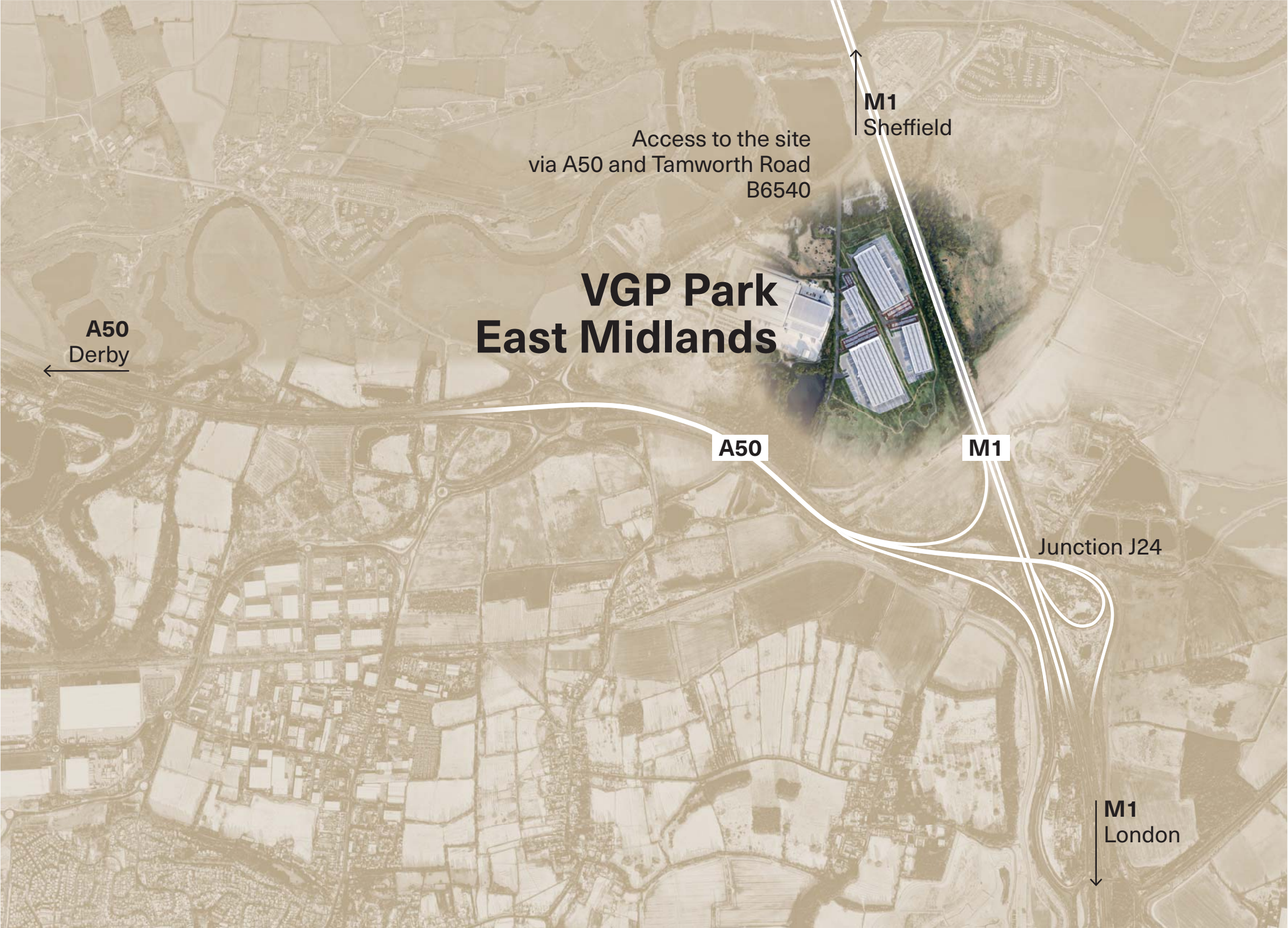
Population Growth (last 10 years)	
North West Leicestershire	11.9%
East Midlands	8%
GB	6.5%
(North West Leicestershire Economic Growth Plan 2022–2025)	

Economic Activity (NOMIS)	
North West Leicestershire	86.3%
East Midlands	79.1%
GB	78.6%

Skilled Labour (NOMIS people with NVQ1 & above)	
North West Leicestershire	96.4%
East Midlands	88.9%
GB	89.1%

Jobs in Storage and Distribution (NOMIS)	
North West Leicestershire	26%
East Midlands	7.1%
GB	5%

Continued Population Growth
North West Leicestershire's population to grow by **31% by 2043**.



Turnkey solutions



Office Headquarters

- All administrative/office spaces are built to suit
- Air-conditioning included as standard
- Sufficient on-site parking facilities for staff and visitors

Warehouse, Logistics and Production Facilities

- Built to exceptionally high building standards
- Turnkey solutions tailored to our customer requirements

Best Conditions for Your Company

- Excellent public transport connections
- Immediate access to the M1, A50 and other major UK road networks
- Good accessibility to the centre of Derby, Nottingham and the wider East Midlands

High-Quality Commercial Space

- Equipped with modern building technology
- Spaces adapted to the operational requirements of our customers
- Sustainable building concepts



Layout

The park offers units from as small as 95,000 sq ft (8,825 m²) up to tailor-made solutions for large logistics operations. Our premises are suitable for logistics services, light production and commercial activities.



PHASE 1

Unit 3

	SQ FT	SQM
Warehouse	243,000	22,575
Offices	13,000	1,208
Total	256,258*	23,807*

24 dock doors
2 level access doors
15 m clear height
55 m service yard
198 car parking spaces
48 HGV parking spaces

Unit 4

	SQ FT	SQM
Warehouse	134,250	12,472
Offices	6,750	627
Total	141,000	13,099

13 dock doors
2 level access doors
15 m clear height
40 m service yard
109 car parking spaces
31 HGV parking spaces

Measurement based on GIA (Gross internal areas)

PHASE 2

Unit 1

	SQ FT	SQM
Warehouse	90,000	8,361
Offices	5,000	465
Total	95,000	8,826

9 dock doors
1 level access doors
12 m clear height
41 m service yard
74 car parking spaces
21 HGV parking spaces

Unit 2

	SQ FT	SQM
Warehouse	325,700	30,258
Offices	16,300	1,514
Total	342,258*	31,797*

32 dock doors
2 level access doors
15 m clear height
55 m service yard
265 car parking spaces
64 HGV parking spaces

* Including gatehouses at (258 sq ft/24 sqm)

High-quality building standards

Upon request, all rental spaces can be adapted according to the future tenant's requirements. To a certain extent, adjustments may be made even if a building is already under construction in order to accommodate the tenant's special technical requirements. An experienced VGP team of experts will assess all the needs of the tenant and ensure a successful implementation. We are continuously working to optimise our buildings, and at all times with a view to the needs of the market and technical developments. Of course, energy efficiency and sustainability are always a priority.



SUSTAINABILITY

As a minimum, all our new buildings will be certified by the assessment methods of DGNB, BREEAM with the aim of a classification of Gold (DGNB) or Excellent (BREEAM). Upon request and if desired, we can work together with the tenant towards a higher certification ranking. In addition, the roof will be equipped with a solar panel installation, in principle offering on-site green energy production for our tenant.

ELECTRICAL VEHICLES CHARGING POINTS*

Electrical Vehicle charging stations will be installed. EV charging equipment can be adapted to the tenant's requirements and is provided with required infrastructure hanging from the main building transformer/s.

GREEN WALL*

Upon request, a green façade wall concept can be incorporated during the early stages of the project, including all necessary building adaptations. Modular, flexible systems providing various configurations can be considered. The green façade systems provide several benefits, such as reducing the building's energy consumption and protecting the façade elements against severe temperature fluctuations and ultraviolet radiation.

PHOTOVOLTAIC INSTALLATION*

Upon request, a photovoltaic panel installation can be provided, dimensioned to suit the tenant's energy consumption requirements. All buildings are designed with a standard roof load-bearing capacity reserve, allowing for the future installation of PV systems without structural modifications. Installations are carried out in full compliance with all applicable standards and elements: inverters, PV modules, etc. are CE certified. The panels are placed onto the roof upon coplanar aluminium structures with ballasted fixing systems, with all loads properly calculated to ensure structural integrity.

GREEN ROOF*

Upon request, an extensive green roof concept can be offered during the early stages of the project (either via hydroseeding or a pre-grown green stripe system), including all required building adaptations such as structural adjustments, roof dewatering systems, etc. The green roof systems are placed on a waterproofing membrane and provide several benefits, such as: reducing the building's energy consumption, contributing to roof dewatering and protecting roof elements against severe temperature fluctuations and ultraviolet radiation.

OFFICE SPACE

Office spaces are air-conditioned and feature dropped ceilings with inlaid mineral fibre panels. According to customer requirements, floor coverings are high-quality and durable carpets, tile or linoleum. Interior doors and wall colours are executed according to the customer's wishes.

PRODUCTION AND WAREHOUSE AREAS

Every tenant has its own specific requirements. Our approach is to tailor each respective production or warehouse space precisely according to the wishes and needs of our customer.

WINDOWS

All window units in administrative areas are made of thermally separated 3-chamber aluminium sections with a powdercoated and coloured surface (RAL).

FACADE

The warehouse façade comprises the Twin-Therm® wall cladding system with external Colorcoat HPS200 Ultra® or Colorcoat Prisma® coated steel sheets and Therma-quilt mineral fibre insulation, specifically designed and tested to minimise moisture retention. External panels are nominally 0.7 mm thick, supported by a 0.4 mm Colorcoat PE15 bright white internal liner with a designed U-value of 0.26 W/m²K at 160 mm thickness. The full system is covered by a 25-year manufacturer's warranty and a Confidex® Guarantee of up to 40 years on the external finish.

SKYLIGHTS

At least 12% of the roof area will be made of transparent materials. These roof windows, skylights or similar elements are designed in accordance with fire and hygienic requirements.

ROOF

The roof structure comprises of a steel portal frame and a Twin-Therm® built-up system incorporating external Colorcoat HPS200 Ultra® coated steel sheets, mineral glass fibre Therma-quilt insulation (U-value of 0.18 W/m²K at 240 mm thickness), and internal steel liner panels finished in bright white Colorcoat PE15. The complete roof build-up is covered by the CA Group Complete Assurance Guarantee for 25 years. Rooflights are triple-skinned GRP units with a U-value of 1.3 W/m²K, and the entire system is tested to achieve minimum non-fragility Class 'B' for 25 years in accordance with ACR[M]001

LIGHTING

The electrical installation will be designed to provide a limited scope of fit-out to the offices including modular LED lighting, basic power provisions, and infrastructure for future tenant enhancements. The warehouse will be delivered with only the essential lighting and safety systems required for compliance, with all other services and systems to be completed as part of the tenant's fit-out.

SUPPORT STRUCTURE

The load-bearing system consists of a steel portal frame structure, designed in accordance with BS 5950 and BS 6399 standards. Structural columns are arranged on a grid of approximately 16 x 28 metres, providing a generous clear internal height of approximately 12–15 metres from finished floor level to the underside of the haunch. The frame is engineered to support internal service loads of 0.25 kN/m² and future rooftop photovoltaic loads of 0.40 kN/m², with floor slabs designed for 5.0 kN/m² in office areas and up to 7.5 kN/m² in designated plant zones

GATES

Sufficient loading ramps and gates are provided for truck loading and unloading. Standard sectional doors have dimensions 3.0 x 2.8 m and are equipped with a viewing window to the outside. Rubber dock shelters outside and fully automatic hydraulic levelling bridges.

FLOOR

Warehouse floors are constructed of a monolithic concrete slab, reinforced. Floors are laid on a compacted subgrade (maximum load at least 80, MPA) covered with a PE separation foil. The maximum load-bearing capacity of floor slabs is 50 kN/m². Floor surfaces are hardened and power trowelled. (Surface flatness is in accordance with DIN 18202, Table 3, line 4.)

PAVED SURFACES

All access ways for trucks, including parking and manipulation spaces, are adequately dimensioned to provide fully loaded 18 m vehicles sufficient space to manoeuvre. The area of the loading yard (up to 18 m before the loading gates) is executed as a concrete surface.

* Provided upon tenant's request. Not included in VGP standards. Subject to planning consent.

We are where
you need to be



VGP Parks in Europe

Berlin, Berlin-Bernau, Berlin-Wustermark, Berlin-Oberkrämer, Bingen, Bischofsheim, Bobenheim-Roxheim, Chemnitz, Dresden, Einbeck, Erfurt, Frankenthal, Giessen-Buseck, Giessen-Lützellinden, Giessen Am Alten Flughafen, Ginsheim-Gustavsburg, Göttingen, Halle, Halle 2, Hamburg, Hochheim, Höchststadt, Koblenz, Laatzen, Leipzig, Leipzig-Borna, Leipzig-Flughafen, Magdeburg-Sülzetal, München, Nürnberg, Rodgau, Rostock, Rüsselsheim, Schwalbach, Soltau, Steinbach, Stotternheim, Wetzlar, Wiesloch-Walldorf / Çekava, Tiraines /Alicante, Burgos, Ciudad de la Imagen, Córdoba, Fuenlabrada, Granollers, La Naval, Lliça d'Amunt, Martorell, Pamplona – Noain, San Fernando de Henares, Sevilla, Valencia, Zaragoza / Nijmegen, Roosendaal / Calcio, Legnano, Paderno Dugnano, Padova, Parma, Sordio, Valsamoggia, Verona / Ehrenfeld, Graz, Laxenburg / Loures, Montijo, Santa Maria da Feira, Sintra / Brno, České Budějovice, Český Újezd, Hrádek nad Nisou, Chomutov, Jeneč, Kladno, Liberec, Olomouc, Plzeň, Prostějov, Tuchoměřice, Ústí nad Labem, Vyškov / Bratislava, Malacky, Zvolen / Alsónémedi, Budapest, Győr, Hatvan, Kecskemét / Arad, Brasov, Bucharest, Sibiu, Timișoara / Belgrade / Mulhouse, Rouen, Vélizy-Villacoublay / Split, Zagreb / Copenhagen Greve, Vejle / East Midlands



Focused
on your needs



Feel the pulse
of our times

If you are to focus on your core business and ensure your firm's long-term development, then you need storage and production buildings located directly alongside key transportation arteries. This saves time and money that would otherwise be wasted due to long transportation distances. We have helped many market leaders to fulfil their visions for accessibility, facilities standard and ideal logistical placement. We also can manage your leased buildings, and, as your company grows, we can prepare your next project.

Tailored facilities
for your company

To make the most of your company's strengths, you need sufficiently large and high-quality facilities. VGP is the force behind Central and Eastern Europe's most modern and largest logistics and industrial parks. A team of VGP professionals will create facilities precisely tailored to your needs, so the hall can contain, in addition to warehousing or production lines, also offices and technical facilities.

Everything
you need

We like companies that know what they are doing. You can leave your worries about development, services and cleaning to us in order to focus just on your business. You will notice the benefits of our partnership right away. We will develop your project with you and accompany you from design through the complete construction. With VGP, a company with abundant experience and a successful history, you know you have a strongly capitalised partner on your side. We guarantee that your buildings, facilities and infrastructure will be built according to state-of-the-art standards.



Looking forward
to welcoming
you soon in our

VGP Park East Midlands

Located immediately adjacent to
Junction 24a of the M1 Motorway,



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Subject to Contract. 30-05/2025

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