

FLEE > BARDON <

411

TO LET – 411,000 SQ FT
UNDER CONSTRUCTION – AVAILABLE Q3-27
J22/M1, BARDON, LE67 1FF

Firethorn[®]



RULES.CUBED.ROCKY

411 > BARDON <

FB411 at FLEX > BARDON < provides 411,695 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.

ON-SITE
FLEXIBLE
EARLY ACCESS Q2-27

amazon

stobart

Chemist Direct

Premier

DHL

HEALY GROUP

mts

Roca

INNOTECH

antalis

pal

Vistry

VF

amazon

oakland

M1
2.5 MILES / 4 MINS

M1

J22

SHAW LANE

535
533,240 SQ FT

411
411,695 SQ FT

WEST LANE

STANTON LANE

4 MIN DRIVE
TO M1 (J22)

M69
11 MILES / 12 MINS

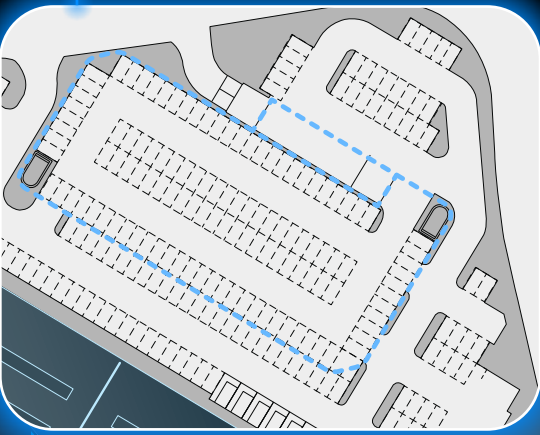
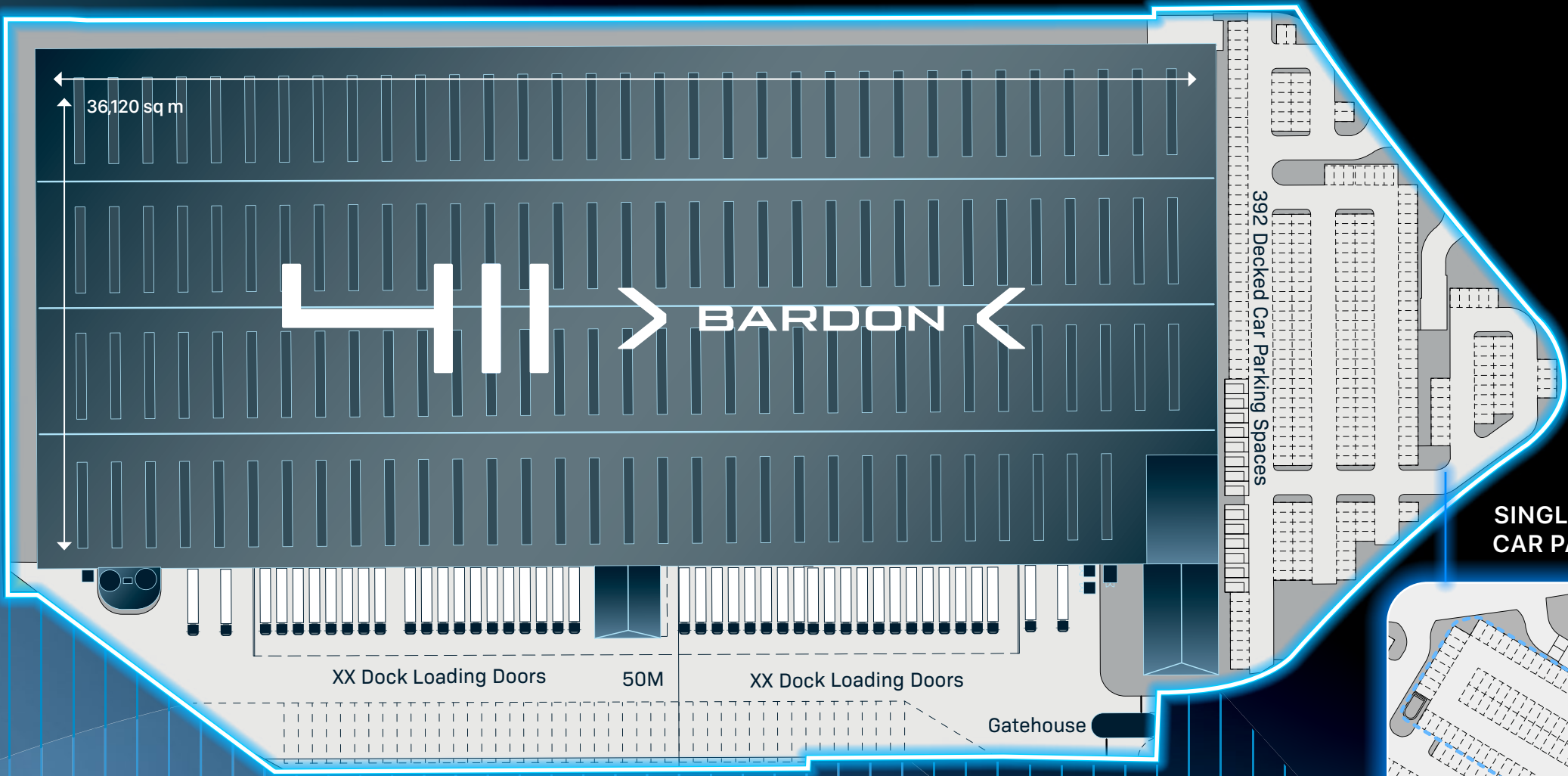
> LEICESTER
10.8 MILES / 18 MINS

L BIRMINGHAM
37.6 MILES / 45 MINS

01> LAYOUT FLEX



- 18M CLEAR INTERNAL HEIGHT
- 50M YARD DEPTH
- 38 DOCK LOADING
- 4 LEVEL ACCESS LOADING DOORS
- 392 DECKED CAR PARKING SPACES
- 44 HGV SPACES
- 50kN/M² FLOOR LOADING
- GATEHOUSE ACCESS
- HEATING & COOLING
- LED LIGHTING
- FORKLIFT READY
- FLEXIBLE SPACE



411,000 sq ft of future-ready logistics space with extensive servicing provision and flexibility for modern distribution operations.

> 411

	SQ M	SQ FT
WAREHOUSE	36,120	388,795
GRD FLOOR OFFICES	1,638	17,630
TRANSPORT OFFICE	462	4,970
GATEHOUSE	28	300
TOTAL	38,247	411,695



10% PV COVER –
FULL ROOF COVERAGE
FUTURE-PROOFED



EPC A+



EXTENSIVE EV
INFRASTRUCTURE



ACTIVE SUSTAINABLE
TRANSPORT



4 MVA INCOMING
POWER SUPPLY



BREEAM
EXCELLENT



EXTENSIVE GREEN
AMENITY SPACE



LED LIGHTING

PROVIDING FOR
TOMORROW
TODAY

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	40	50
LONDON	110	135

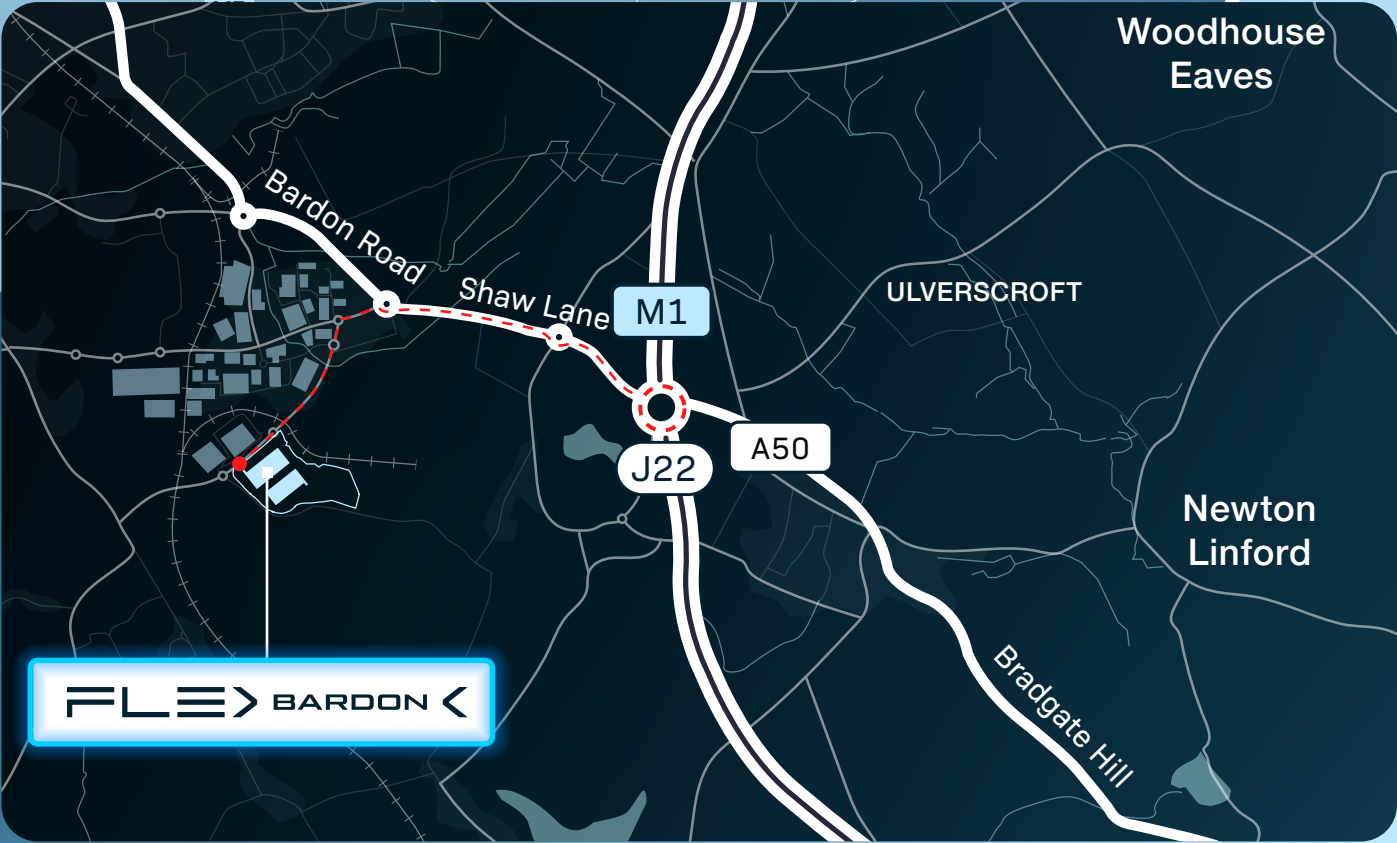
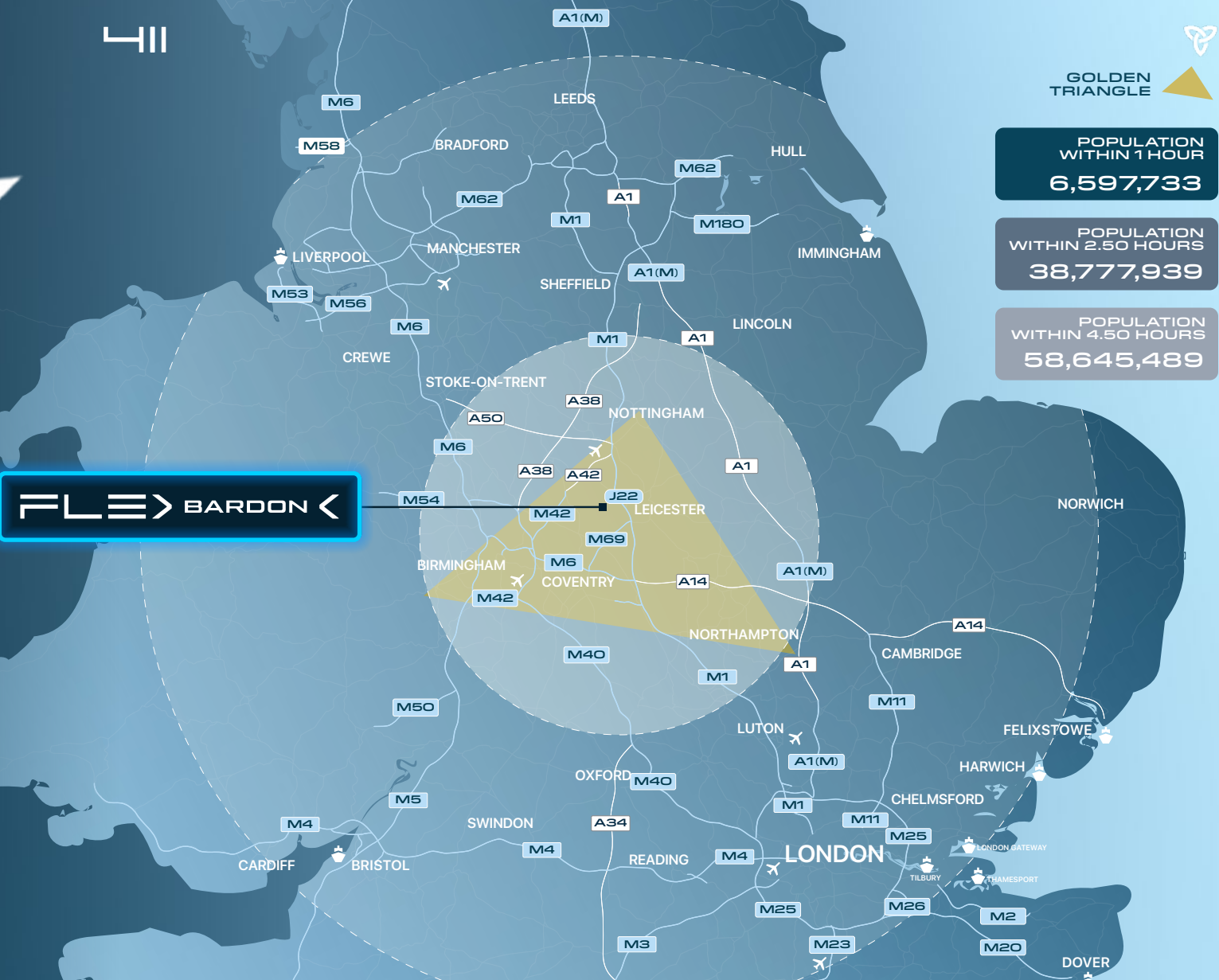
PORT	MILES	MINUTES
HULL	112	120
IMMINGHAM	113	120
LIVERPOOL	113	130
LONDON GATEWAY	135	140
SOUTHAMPTON	149	160
FELIXSTOWE	156	160
DOVER	191	190

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

411

> 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

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

> 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

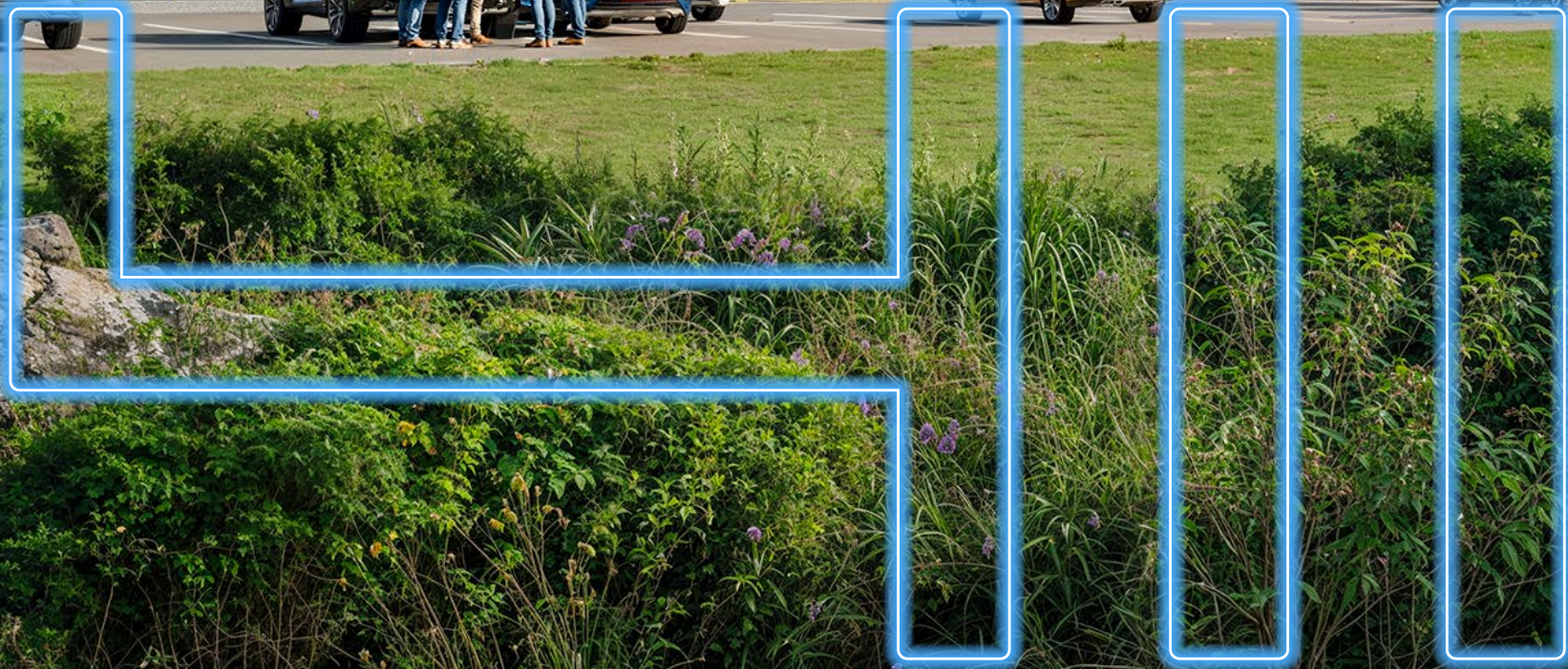
A new landscaped woodland & country park of 37 acres with over 2km of footpaths to enjoy.

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



FLEXIBILITY
WITHOUT
COMPROMISE

V
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N
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Firethorn[®] FL≡><

FLEXIBILITY AT ITS CORE

FB411 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

FB411 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

FB411 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

FB411 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



COLD STORAGE

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



4 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

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

Taylor Wimpey

Travis Perkins



EVRI

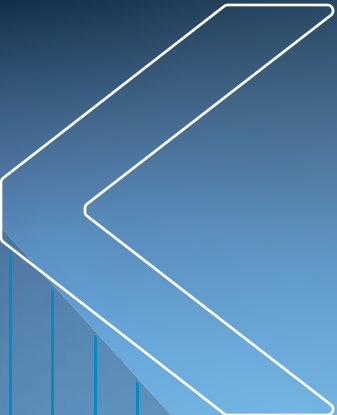
b&m



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.



DELIVERING LASTING VALUE



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