



HINCKLEY 340

J1 · M69

AVAILABLE  
TO LET/  
FOR SALE



THE PERFECT HOME FOR  
**E-COMMERCE**



HINCKLEY 340

340,853 SQ FT OF SPACE TO  
**DELIVER**





HINCKLEY 340

ROOM TO  
**GROW**



**50m** yard depth  
**15m** haunch height

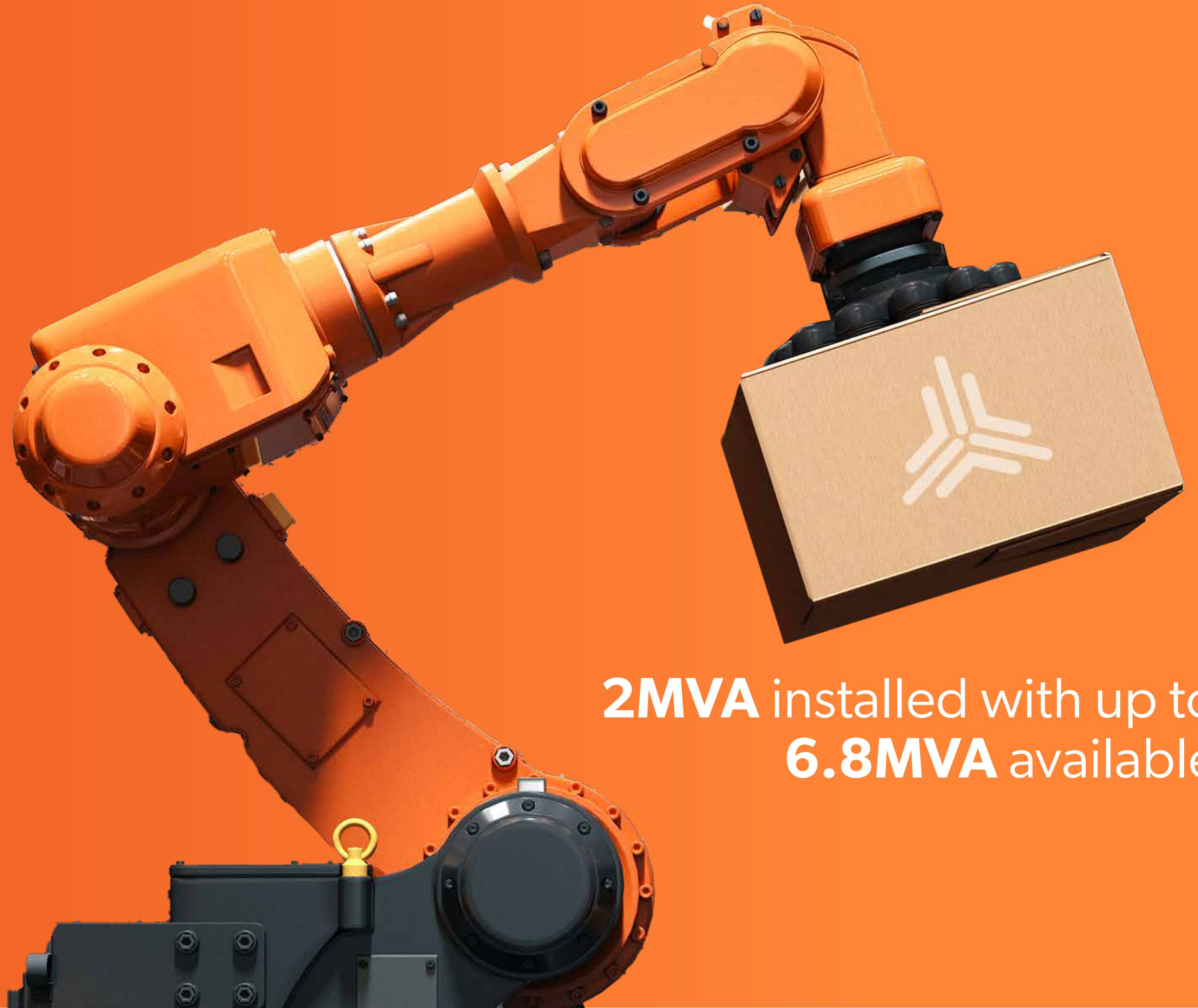
**54** HGV parking spaces  
**305** parking spaces

**30** Dock doors  
**4** Level Access doors



HINCKLEY 340

# POWERING YOUR ONLINE OPERATIONS



**2MVA** installed with up to  
**6.8MVA** available

  
HINCKLEY 340

DPD depot right on your doorstep, providing **unrivalled** parcel carrier connectivity



J1 M69

M69

J20 M1

# 15 MAJOR PARCEL CARRIER HUBS



**WITHIN 1  
HOUR**



HINCKLEY 340

# THE BEST LABOUR AVAILABILITY IN THE GOLDEN TRIANGLE

Labour **availability** ratio of **10.06** vs national average of 5.98<sup>1</sup>

Location	Total Supply	Total Demand	Ratio
<b>Hinckley Park</b>	<b>242,600</b>	<b>24,120</b>	<b>10.06</b>
Rugby	182,300	19,770	9.22
Lutterworth	259,100	30,325	8.54
Daventry	180,500	42,370	4.26

<sup>1</sup>CBRE Research

2024 National Average = 5.98



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# BUILT TO THE HIGHEST STANDARDS OF SUSTAINABILITY



Solar PV capable of saving up to **£55,000 pa** on energy bills



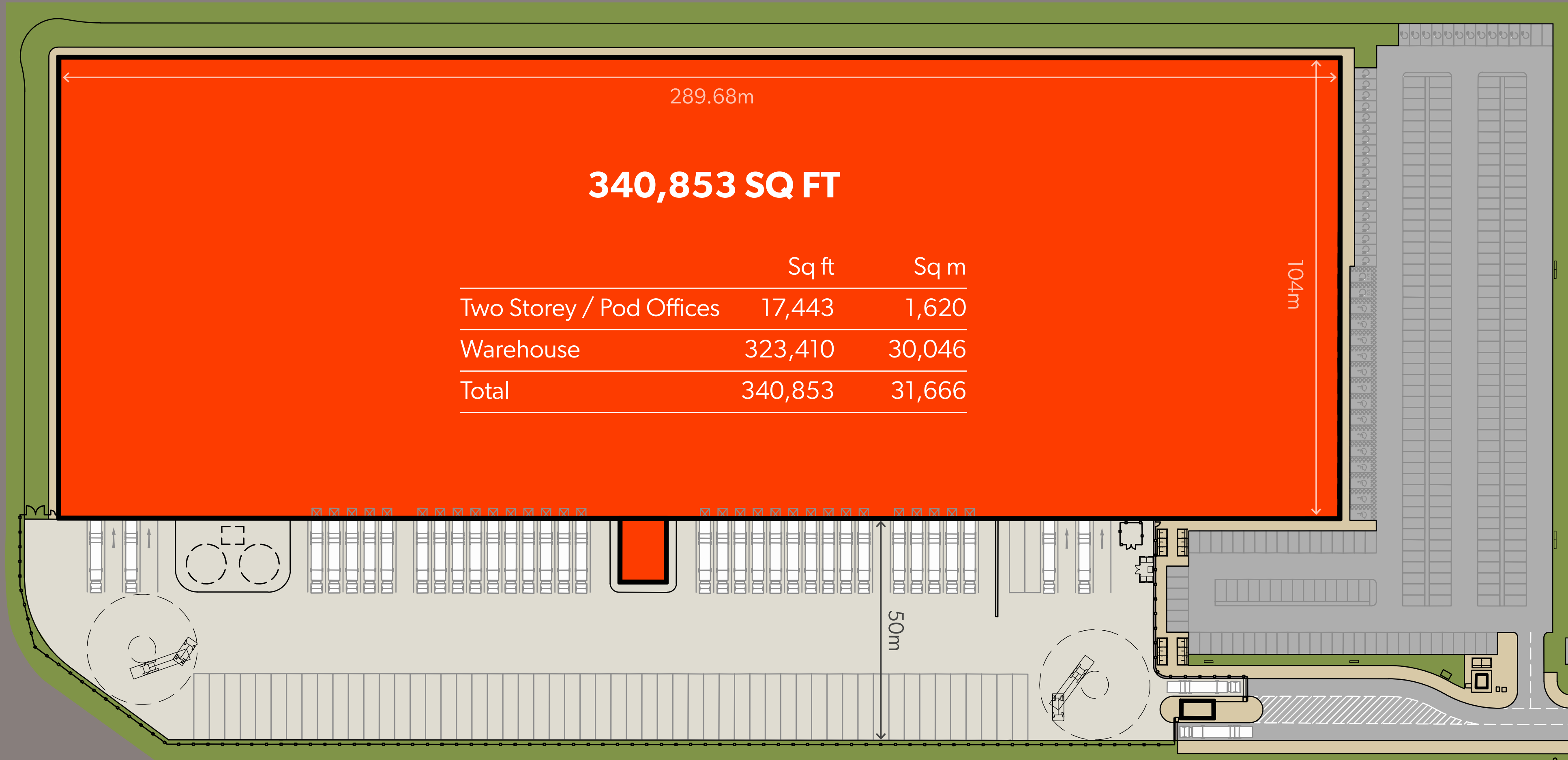
**EPC A** and BREEAM **'Excellent'**



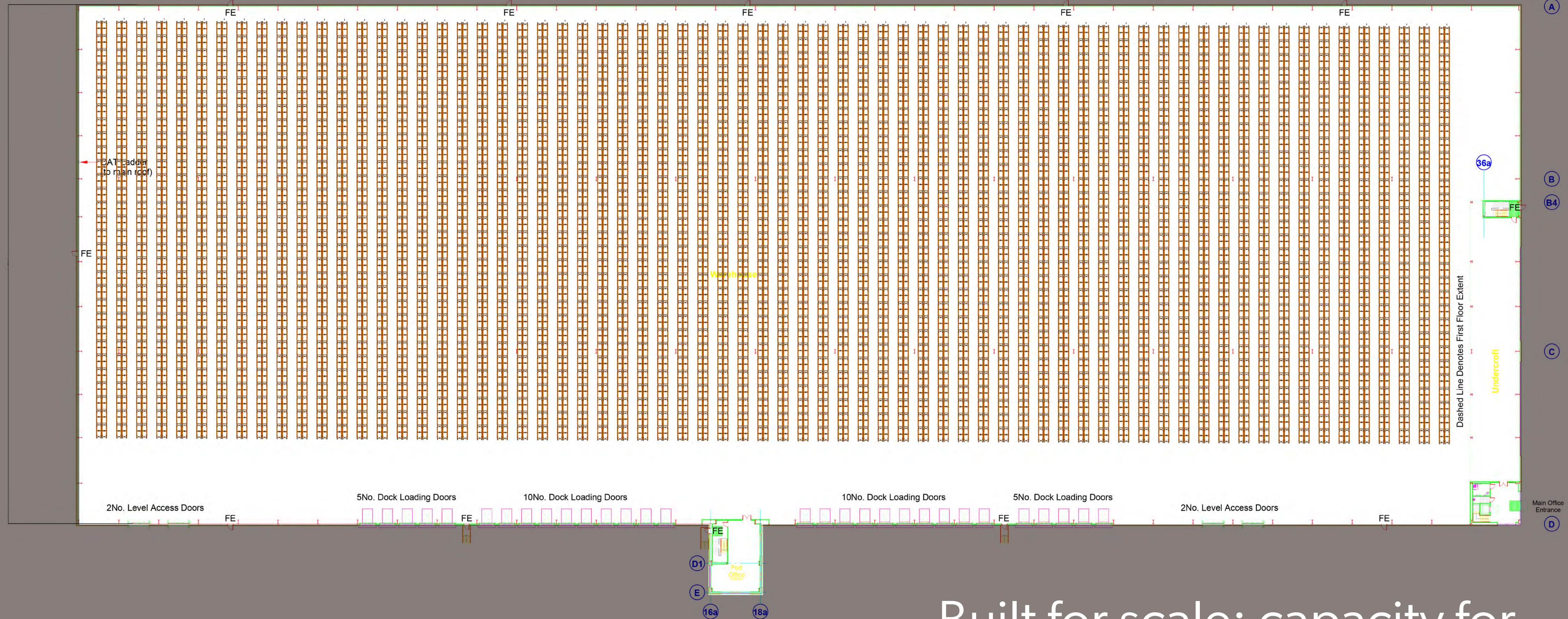
**32 EV** parking spaces installed



Net Zero **Ready** and delivered as **Net Zero** in construction



Built to an **industry leading** standard



Built for scale: capacity for up to **65,280** pallets



# IN THE **TOP 1%** OF LOGISTICS LOCATIONS IN THE UK



- ✓ Adjacent to **J1 M69** and **A5**.  
6.5 and 9.5 miles from the **M6** and **M1** respectively
- ✓ Access to a **highly skilled** workforce
- ✓ **15** major parcel carrier hubs within **1 hour**



HINCKLEY 340

# UNBOX YOUR NEW HOME AT HINCKLEY 340

TALK  
TO US



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