

TO LET / MAY SELL



340,853 sq ft industrial and distribution unit in a prime location

HINCKLEY 340

J1 · M69



Ready to Occupy



Adjacent to J1 M69



Net Zero Ready Building



Up to 6.8 MVA Available



  
**HINCKLEY 340**  
340,853 SQ FT



J20 M1

A5

Hinckley 340 indicative CGI

Hinckley

J1 M69

Hinckley 340 is a new speculative building adjacent to junction 1 of the M69 in Hinckley, Leicestershire.

Hinckley 340 offers an industry leading specification including 15m haunch height, 50m yard and 2 storey HQ style offices. The unit has been delivered as Net Zero carbon in construction and is designed to be Net Zero ready.



# HINCKLEY 340

**340,853 SQ FT**

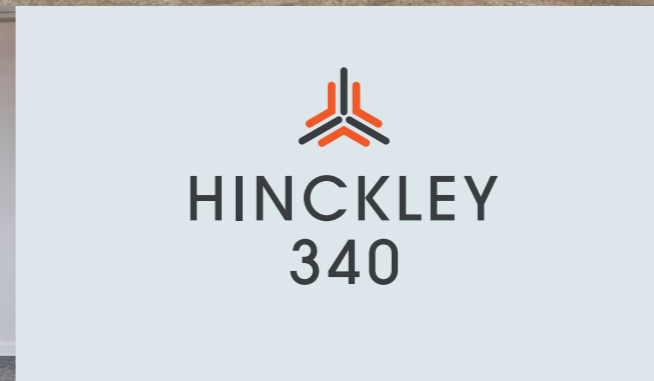
	Sq ft	Sq m
Two Storey / Pod Offices	17,443	1,620
Warehouse	323,410	30,046
<b>Total</b>	<b>340,853</b>	<b>31,666</b>

- 305 Parking spaces
- 54 HGV parking spaces
- 50m yard depth
- 30 Dock doors
- 4 Level Access doors
- Available for B1/B2 & B8 use
- 2 MVA **PLUS** an additional 4.8 MVA available
- Floor Loading 50kn/m<sup>2</sup>
- Haunch height 15m
- 17K of Grade A office space
- Built with sustainably sourced steel

# SPECIFICATION

Hinckley 340 has been built to an industry leading specification, offering 2 storey HQ style offices, 15m haunch height and 50m yard.

Up to 6.8MVA power is available with additional capacity from the generous solar PV provision in the base specification.



# SUSTAINABILITY

Hinckley 340 has been built to the highest standards of sustainability, achieving BREEAM Excellent and EPC A ratings. The unit has been delivered as Net Zero in construction and is designed to be Net Zero ready.



## HINCKLEY 340

### NET ZERO TERMINOLOGY

We use UKGBC definitions of Net Zero terms. For more information, please visit [hinckleypark.co.uk/#sustainability](https://hinckleypark.co.uk/#sustainability)



BREEAM  
'Excellent'



32 EV parking  
spaces installed



Infrastructure for  
100% EV spaces



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



EPC A



Delivered as Net Zero  
in construction



Net Zero  
Ready

\*Based on maximum capacity of 181,922 kWh / annum and £0.30 kWh electricity cost

# SUSTAINABLE FUTURES

IM Properties have launched its Sustainable Futures framework, setting out ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

We pledged that sustainability would continue to be at the heart of how we worked at Hinckley Park and would deliver on a number of sustainability credentials. The final stage of development has been developed at Net Zero carbon in construction and buildings are Net Zero ready. As a result the buildings are optimised to achieve Net Zero in Operation. We have also achieved BREEAM 'Excellent' and EPC A.

At IM Properties, our ambition is to create positive change in the communities where we work, benefiting the local economy through jobs, training, and local investment. Hinckley Park continues to play an active role in the local community, continuing the commitment previously made alongside key stakeholders to an Employment and Skills Charter to identify employment and training opportunities for local businesses and individuals at the site.

School visits to site and skills workshops have previously given young people in the local area valuable experiences of careers and

opportunities in the construction industry, highlighting just how important it was that we maintained engagement with local schools during the final phase of development.

Having already delivered extensive social value around training and skills, in 2023 the Hinckley Park Community Fund was launched in an effort to strengthen the community, enhance the natural environment, and promote positive change through grants.

For more information about sustainability and community initiatives at Hinckley Park visit [hinckleypark.co.uk/#sustainable-futures](https://hinckleypark.co.uk/#sustainable-futures)



Engagement with local schools for skills workshops and site visits



Net Zero ready



Employment and training opportunities for local businesses and individuals



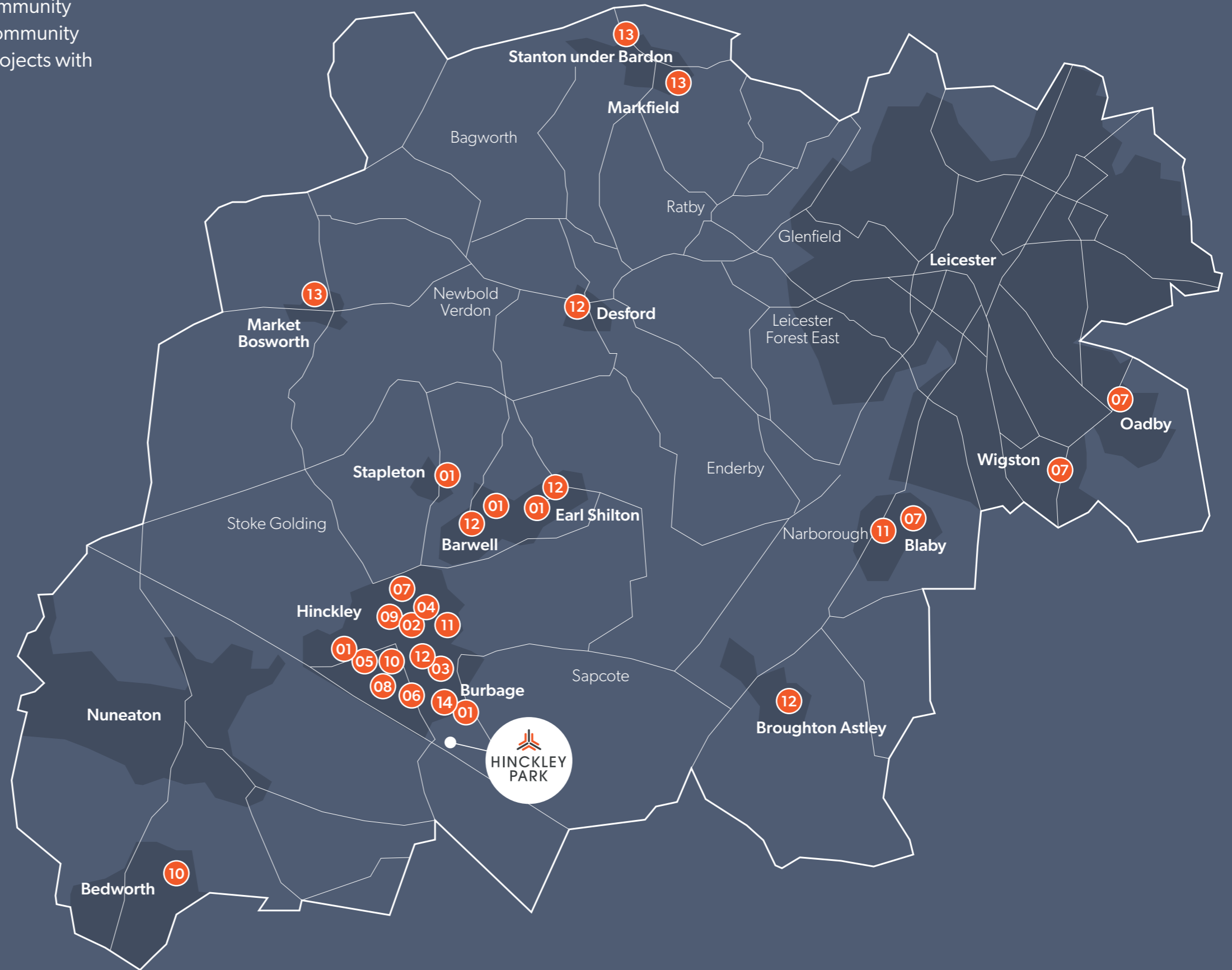
Implemented a Sustainable Transport Plan

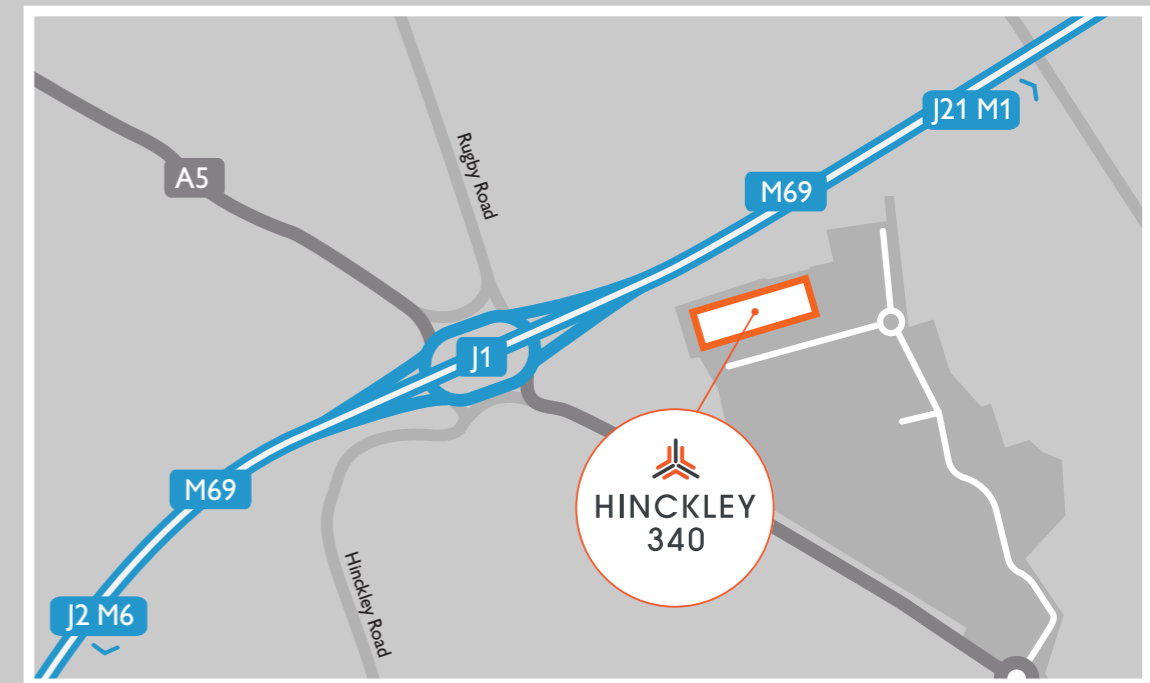
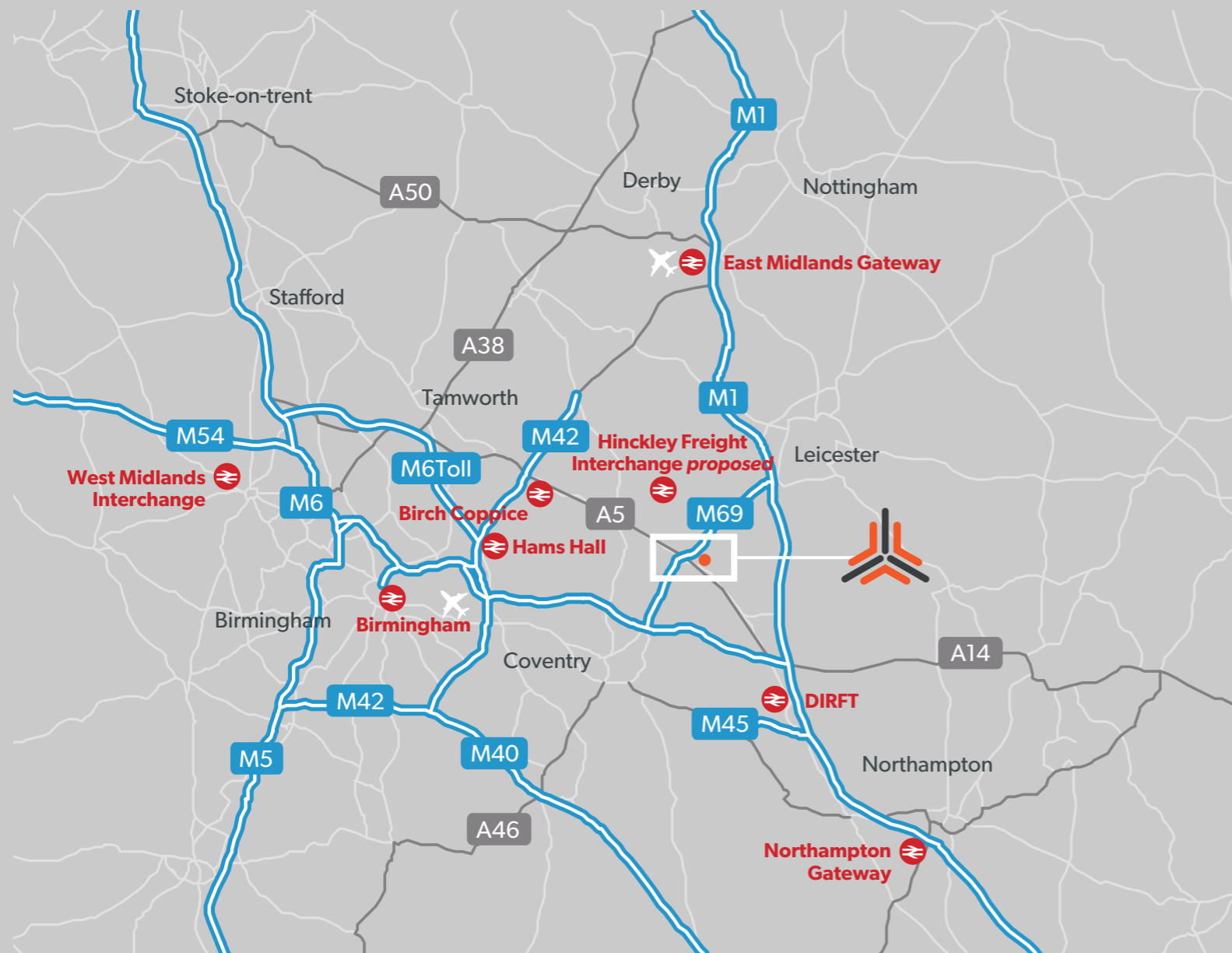
# HINCKLEY PARK COMMUNITY FUND

IM Properties have donated £100,000 to organisations in the Hinckley area through its Hinckley Park Community Fund. Managed by Leicestershire & Rutland Community Foundation, the fund supported 13 fantastic projects with vital work in the community.

The fund is now closed but it continues to enrich lives through impact initiatives - visit the news page <https://hinckleypark.co.uk/news/> to find out more about the beneficiaries of the Hinckley Park Community Fund.

- 01 Art To Heart
- 02 Cancer Active Recovery Support (CARS)
- 03 Falcon Support Services
- 04 Hinckley Homeless Group
- 05 Hinckley Rugby Football Club
- 06 Hinckley Town Tennis Club
- 07 Leicester and Leicestershire Animal Aid Association
- 08 Music For Wellbeing CiC
- 09 Platform Thirty1 Limited
- 10 Proton Foundation
- 11 Sapcote Memory Hub
- 12 We Care UK
- 13 Without Walls Christian Fellowship
- 14 Burbage Parish Council





### DRIVING DISTANCES

Cities	Miles
Coventry	10.5
Leicester	12.6
Birmingham	28
Northampton	30.6
Nottingham	39.7
Derby	40.1
Motorways	Miles
M69	0.2
M6 J2	6.5
M1 S J20	9.5
M1 N J21	9.8

Source: Google Maps

Rail Freight/Airports	Miles
Hinckley Freight Interchange Proposed	2
Birch Coppice	14
DIRFT	14
Hams Hall	21
Birmingham Airport	24
East Midlands Gateway	30
East Midlands Airport	30
Birmingham Rail Freight Terminal	31
Northampton Gateway	32
West Midlands Interchange Under construction	47

Source: Google Maps

Sat Nav: LE10 3FF

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### LOCATION

Hinckley Park is strategically located adjacent to the M69 and 6.5 and 9.5 miles from the M6 and M1 respectively. The park is just a short drive from Leicester and Coventry, offering a wide potential customer and workforce pool, with over 109,000 households within a 10 mile radius of site\*.

\*Post Office

For further information contact the joint agents:

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