

FINAL UNIT REMAINING



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 7.5 MVA Available





  
**HINCKLEY 340**  
340,853 SQ FT



J20 M1

A5



Hinckley 340 indicative CGI

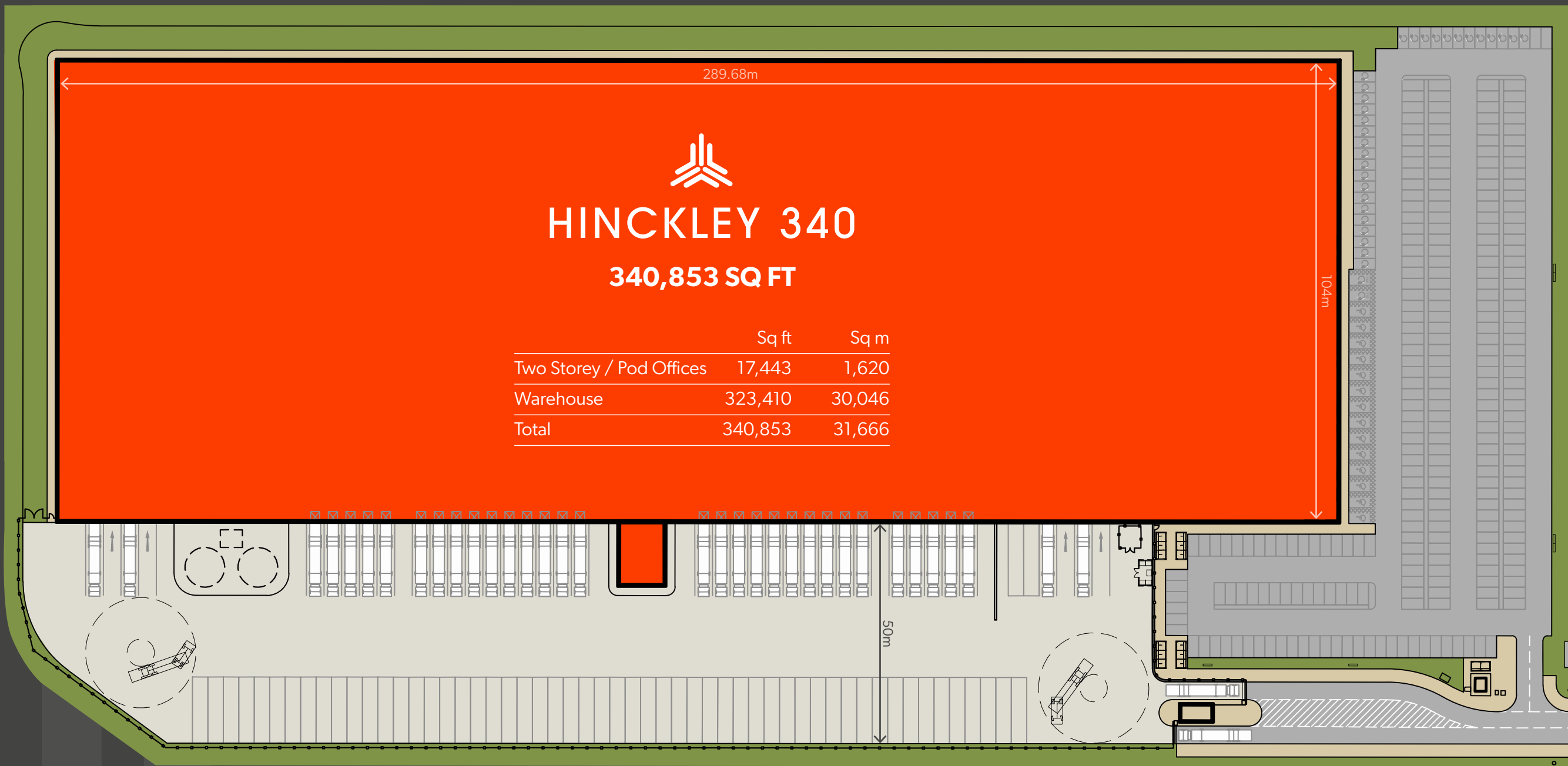
Hinckley

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.





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 5.5 MVA available



Floor Loading 50kn/m<sup>2</sup>



Clear height 15m



14k of Grade A office space



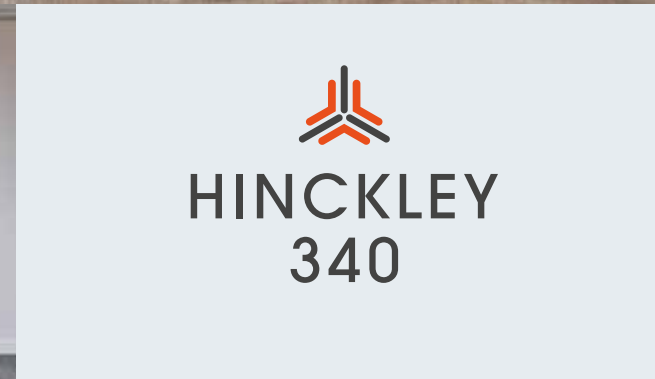
Built with sustainably sourced steel



# 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 7.5MVA 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, targeting 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.

Hinckley Park will continue 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, and we will look to continue this work with the new development.

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



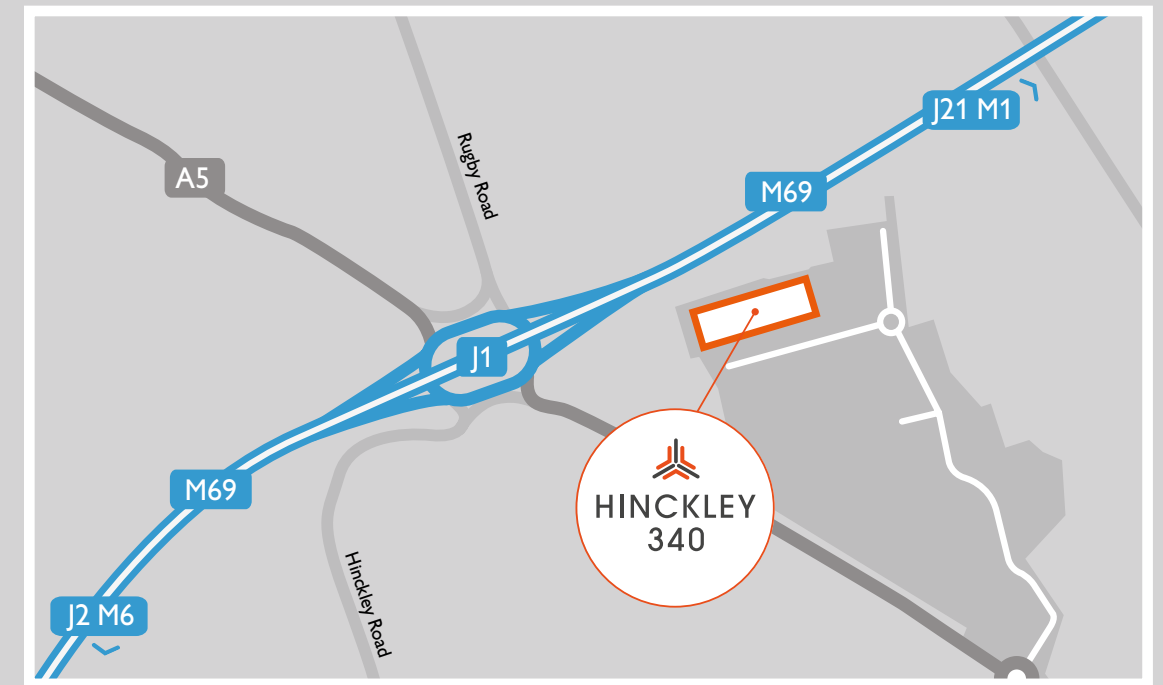
Net Zero ready



Employment and training opportunities for local businesses and individuals



Implemented a Sustainable Transport Plan



For further information contact the joint agents:

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**AVISON  
YOUNG**  
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### 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

### 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\*. Birmingham and East Midlands Airports, and BIFT and Hams Hall railports, are all within an hour of site.

\* Post Office

**Sat Nav: LE10 3JA**

**what3words:///lively.tall.angle**

IM Properties are a market-leading property company, specialising in innovative, sustainable construction, and insightful investment, with a portfolio of award-winning projects. So far, IM Properties has developed over 10m sq ft of commercial real estate for high profile occupiers across the UK and the business has grown to encompass a real estate portfolio, including many award-winning projects, valued in excess of £1bn.



[hinckleypark.co.uk](http://hinckleypark.co.uk)

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