

LOGICOR PARK
BARDON

UP TO
557,000 SQ FT

OUTLINE PLANNING CONSENT SECURED FOR
BUILD-TO-SUIT OPPORTUNITIES

BUILDING DELIVERABLE BY Q3 2027

GRADE A INDUSTRIAL & LOGISTICS SPACE
IN THE HEART OF THE GOLDEN TRIANGLE.
ADJACENT TO J22 OF THE M1 MOTORWAY

REGS WAY, BARDON HILL,
COALVILLE, LEICESTERSHIRE
LE67 1ND

///CONTINUED.WISELY.PRESSING

HEIGHT
Up to 21m
eaves height

LOCATION
2 miles to J22
of the M1

FLEXIBLE
Ability to cater for single
sided and cross dock layouts

POWER
4 MVA secured
for the site

SCALE
Build-to-suit options available
up to 557,000 sq ft

ESG
Best-in-class Grade A spec
to meet ESG standards

READY TO DELIVER ON A MAJOR SCALE

Located close to Junction 22 of the M1, Logicor Park Bardon can provide over half a million sq ft of Grade A space in a prime logistics location, making this a golden opportunity for large scale logistics operations.



BUILD-TO-SUIT - SINGLE SIDED



56

DOCK DOORS



4

LEVEL ACCESS DOORS



UP TO

21M

EAVES HEIGHT



CAT A

FULLY FITTED OFFICES



65M

YARD DEPTH



4MVA

POWER SUPPLY



600

ALLOCATED
PARKING SPACES



122

HGV PARKING
SPACES

	SQ FT	SQ M
Warehouse	541,125	50,272
3 Storey Office	14,186	1,318
2 Storey Hub Office	2,000	185
TOTAL GIA APPROX	557,311	51,775

BUILD-TO-SUIT - CROSS DOCKED



80

DOCK DOORS



8

LEVEL ACCESS DOORS



UP TO

21M

EAVES HEIGHT



CAT A

FULLY FITTED OFFICES



50M

YARD DEPTH
(CROSS DOCKED)



4MVA

POWER SUPPLY



550

ALLOCATED
PARKING SPACES



125

HGV PARKING
SPACES

	SQ FT	SQ M
Warehouse	486,500	45,197
3 Storey Office	25,500	2,369
2 Storey Hub Office x2	4,000	372
TOTAL GIA APPROX	516,000	47,937



Computer generated image of Bardon 557

SMASH YOUR SUSTAINABILITY GOALS WHILST REDUCING YOUR OPERATING COSTS

Step into sustainable logistics with a building designed to reduce your environmental impact while improving operational efficiency.

Roof-mounted PV panels generate an estimated 290,000 kWh of electricity each year, delivering potential savings of up to £69,600 annually.*

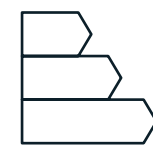
This is a unit that doesn't just support your supply chain, but quietly generates value day in, day out.



Computer generated image of Bardon 516



TARGETING BREEAM 'OUTSTANDING'



TARGETING EPC A+



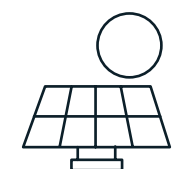
ENHANCED INSULATION



GREEN AMENITY SPACE



REGULAR BUS SERVICE



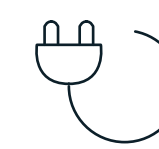
1800M² PHOTOVOLTAIC PANELS
Generating 290,000kWh per annum



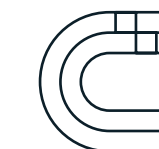
AIR SOURCE HEAT PUMPS



RAINWATER HARVESTING



UP TO 60 ELECTRIC VEHICLE CHARGING SPACES



250M RUNNING TRACK

*This estimate is based on a fully delivered electricity cost of 24p per kWh and the PV manufacturer's projected maximum energy generation per annum. Actual savings may vary depending on facility usage and system performance.

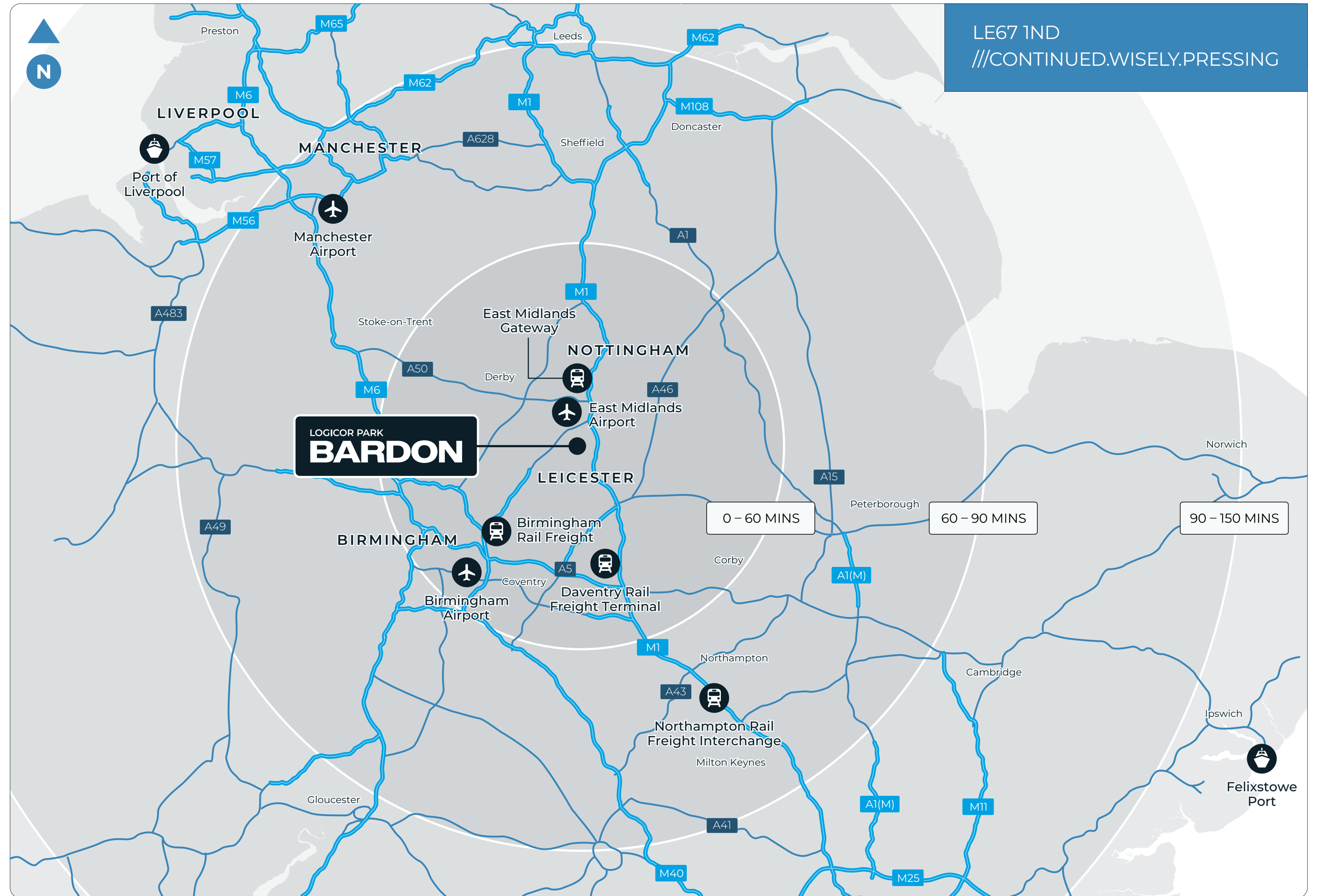
ON THE WAY TO SUCCESS

Located in the UK's Golden Triangle, Logicor Park Bardon is ideally positioned for nationwide access. Just 7 minutes from Junction 22 of the M1, it provides reach to 90% of the UK population within a 4-hour drive. With both East Midlands Airport and East Midlands Gateway only 20 minutes away, it is an ideal location for businesses looking to serve a wide customer base efficiently.

		Miles	Mins
ROAD	M1 (J22)	03	07
	M69 (J3)	11.3	16
	M42 (J11)	13.4	22
	Leicester (City Centre)	11.8	27
	Derby (City Centre)	26	35
	Coventry	26.6	46
	Birmingham (City Centre)	37.1	50
	Northampton	45	54
AIR	East Midlands	13	19
	Birmingham	33.6	41
	Manchester	93.9	82
RAIL	East Midlands Gateway	13.5	20
	Birmingham	28	41
	Daventry Rail Freight Terminal	29.7	35
	Northampton Rail Freight Interchange	46	51
PORTS	Port of Liverpool	113	183
	Felixstowe	156	165

Source: Google Maps

NATIONAL



ON THE WAY TO SUCCESS

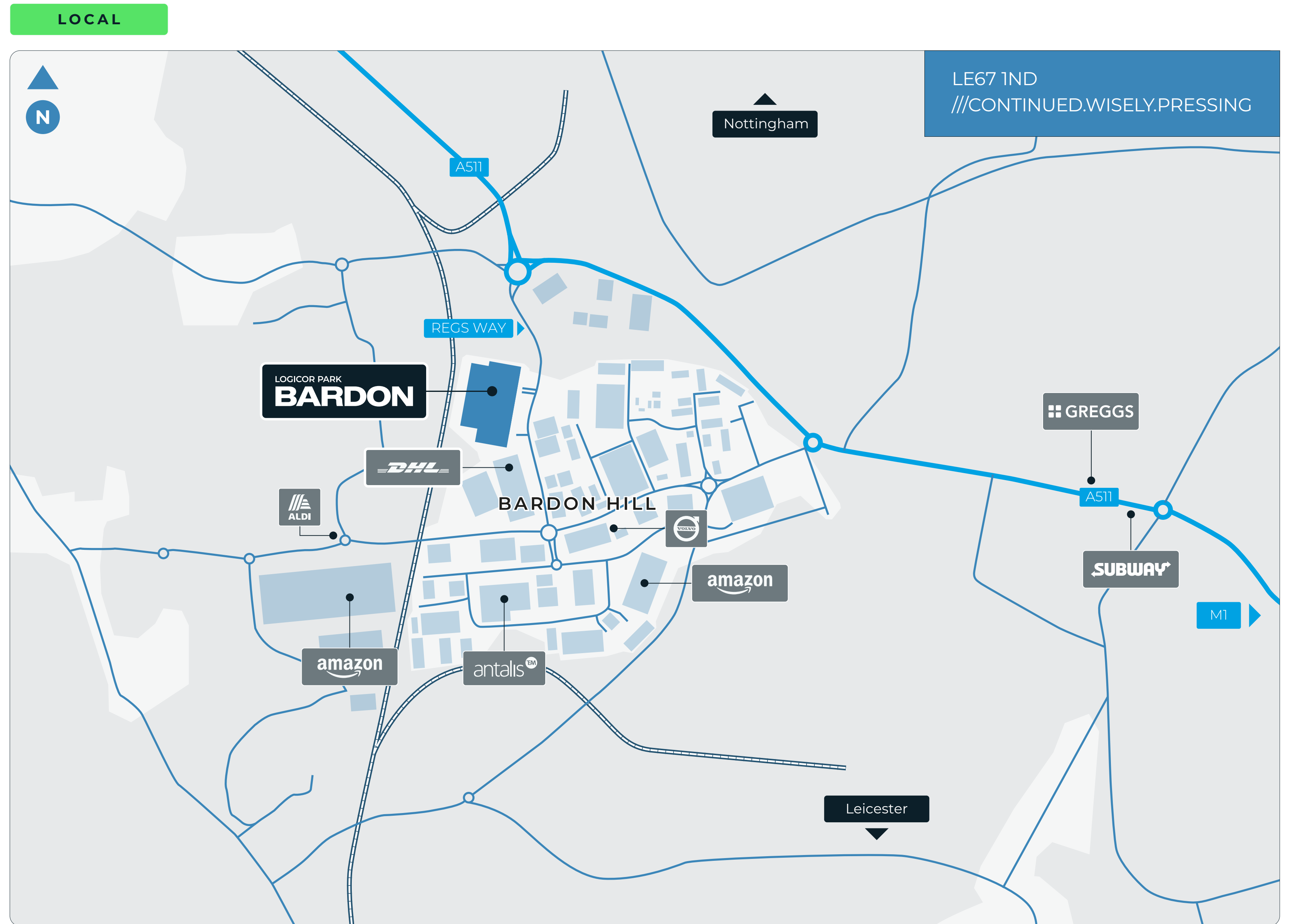
With some of the industry's biggest names already situated in Bardon, the area is recognised as a superb location for a reason.

Close to Birmingham, Leicester, Nottingham and Derby, its placement at the centre of the UK means it's never far from your customers.

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Source: Google Maps

LOGICOR PARK **BARDON**





Computer generated image of Bardon 557

THE IDEAL PLATFORM FOR BUSINESSES TO THRIVE

With a population that's 60,000 strong, Leicestershire has a labour pool that keeps on growing, with over 17,000 skilled graduates entering the workforce each year.

This feeds into a strong local economy, consisting of more than 500,000 jobs and around 42,000 trading businesses that keep things in constant motion.

Looking ahead, the population is forecast to grow by 14% by 2035, outpacing both regional and national trends and reinforcing its position as one of England's high growth regions.

2.8M+

Workforce living within a one-hour drive

£23B

GVA, the largest economy in the East Midlands

500,000

Jobs and 42,000 trading businesses in the city and county

14%

Population growth by 2035, higher than the regional and national rate

26%

Of the population is aged 16-29, tracking well above the national average for a young, rapidly growing demographic

2ND

Leicester is ranked one of the best places to start a business in the UK – 2nd to London

LOGICOR PARK
BARDON

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