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Four national motorways running through the county

22 million consumers within three hours drive

A workforce of over one million within a 45 minute drive



For free, confidential and impartial advice contact:

Inward Investment Team  
Leicester City Council

T +44 (0) 116 454 1220

info@investinleicester.co.uk

investinleicester.co.uk



# Leicester | Leicestershire

## The largest economy in the East Midlands...

### ...and a business investment hot spot

#### Fast facts

- The largest economy in the East Midlands worth £23.4 billion a year
- Leicestershire provides nearly 500,000 jobs and hosts over 42,400 trading businesses
- Central location with two of the largest distribution parks in the country
- Voted one of the best UK cities in which to do business
- Home to three leading world class universities supplying 50,000 students
- East Midlands Airport - UK's No. 1 for pure freight
- Ranks top amongst Britain's best areas to bring up a family



#### 1 BLABY BUSINESS PARK

Located on A246 Lutterworth Road in Blaby and just 3 miles from J21 M1 motorway. Blaby Business Park is a new commercial development of approximately 3 hectares and is a comprehensive development to provide Design & Build solutions for industrial, warehouse and office premises. Offices are available from 10,000 sq. ft. to 30,000 sq. ft. and industrial units are from 3,000 sq. ft. to 30,000 sq. ft. are available.

Contact: Malcolm Grayson, Andrew & Ashwell  
T +44 (0)1535 559361 E mdg@andash.co.uk

#### 2 PHASE 1 LEICESTER COMMERCIAL PARK, LUBBESTHORPE

Phase 1 offers 49,000 sq. ft. of prime commercial and warehouse space, available to let. The two units available: 95,500 sq. ft. and 35,000 sq. ft. offering high quality Grade A space which will provide a strategic base for anyone who wants to benefit from being at the heart of the UK with excellent access to the national motorway network.

Contact: Tom Kimbell, Burbage Realty  
T +44 (0)1509 233955  
E Tom.kimbell@burbagerealty.co.uk

#### 3 CHARNWOOD CAMPUS (LIFE SCIENCES OPPORTUNITY ZONE)

Charnwood Campus Science and Business Park provides world-class flexible laboratories, specialist manufacturing facilities and small and large scale office space. The site accommodates in total some 95,000 sq. m. of office, R&D, manufacturing and ancillary accommodation, and are immediately available on leasehold terms.

Contact: Gosia Khrais  
T +44 (0)1793 784 538  
E gosia.khrais@charwoodcampus.com

#### 4 LOUGHBOROUGH UNIVERSITY SCIENCE & ENTERPRISE PARK (LUSEP)

The site is an 84 hectare extension to Loughborough University Science and Enterprise Park, one of the UK's largest science parks. LUSEP houses clusters of knowledge based, high growth businesses across a number of sectors in an outstanding parkland setting. Available immediately and can also be a long term development opportunity. The site has direct access to the M1 and is available on a leasehold basis.

Contact: Tracy Bhamra, Loughborough University  
T +44 (0)1509 23378 E LUSEP@lboro.ac.uk  
Phil Quiggin, Lambert Smith Hampton  
T +44 (0)1535 516 5513 E pquiggin@lsh.co.uk

#### 5 AIRFIELD BUSINESS PARK, MARKET HARBOROUGH

Leicestershire County Council own over 15 acres of land north of Market Harborough town, centre with outline consent for a mixed office, industrial and warehouse scheme. Airfield Farm is adjacent to the already established Harborough Innovation Centre. Outline consent for 266,200 sq. ft. B1, B2 and B8 office, and warehouse and light industrial units.

Contact: James Phillips, APB  
T +44 (0)1535 254032 / +44 (0)1702 645454. E jphill@apbleicester.co.uk

#### 6 LAND AT AIRFIELD FARM, MARKET HARBOROUGH

Land at Airfield Farm, Leicester Road is allocated for a mix of Class B1, B2 and non-strategic B8 development. There is a total of 131 hectares, and it is situated 13 miles north of the town centre.

Contact: Carrick Casson-Crook,  
T +44 (0)1908 365 289 / +44 (0)1793 85845  
E carnick@crookland.co.uk

#### 7 COMPASS POINT BUSINESS PARK

Located on the southern outskirts of Market Harborough, the first phase of Compass Point will consist of six business units ranging from 250 - 1,000 sq. m. in size. Premises are available on either a freehold or leasehold basis, and will be utilised for B1 uses. Potential for further 3,500 sq. m.

Contact: Nick Bould, Boden Properties Ltd  
T +44 (0)1535 737350 E nick@bodeneng.co.uk

#### 8 LUTTERWORTH EAST

Leicestershire County Council owns the majority of a 210 hectare development site in Lutterworth Road. The site will become a centre for employment, housing, schools and shops. There is a proposed development of 2,250 houses, 975,000 sq. ft. of employment space and a local retail centre.

Contact: Steve Robson  
T +44 (0)1535 505689  
E steven.robson@lincs.gov.uk

#### 9 MAGNA PARK, LUTTERWORTH

There are two sites available. Tornado 186 presents an opportunity to take the last remaining position on the largest and most successful dedicated distribution development in Europe, home to some of the UK and Europe's leading companies. Building 4000 is an existing cross-docked and fully fitted warehouse, there is opportunity to extend the existing 2,818 sq. ft. unit to 410,765 sq. ft.

Contact: Joe Garwood, Gazeley  
T +44 (0)20 7501 4464 E jgarwood@gazeley.com

#### 10 BARWELL SUE (SUSTAINABLE URBAN EXTENSION)

A sustainable urban extension on the western edge of Barwell comprising of 2,500 new homes, 6.2 hectares of employment land, a primary school, health centre, and retail and community facilities is allocated within the council's current Local Plan and has brought with it a focus for regeneration in the district centre of Barwell, close to the A47.

Contact: Jamie Gibbins, Barwood Homes & Land  
T +44 (0)1545 956 222  
E jamie.gibbins@barwoodland.co.uk

#### 11 HORIBA MIRA TECHNOLOGY PARK

This site is designated as a UK Enterprise Zone and has already attracted over 30 global companies to establish R&D facilities including Bosch, Lockheed Martin, Jaguar Land Rover, Toyota, Aston Martin and many more. It has planning consent for a 140,000sqm technology campus, which is being built around the HORIBA MIRA R&D test facilities - the most comprehensive automotive development facilities in the UK incorporating 100m of test tracks, 37 major test laboratories and of course the 600 strong MIRA team.

Contact: Terry Spall, MIRA Technology Park Ltd  
T +44 (0)247 655 5200 E terryspall@mira.co.uk

#### 12 HINCKLEY PARK

Hinckley Park is a new 82 acre strategically located business park. Located adjacent to Junction 1 of the M1 in Hinckley, the park provides direct accessibility to suppliers, skilled labour and the Midlands supply chain. A 520,000 sq. ft. speculative industrial/utility facility is under construction. The remaining 18 acre site is capable of accommodating a total of 465,000 sq. ft. and is reserved for B1 and B2 occupiers.

Contact: Rob Watts, Avision Young  
E robwatts@avisionyoung.com

#### 13 INTERLINK SOUTH

Interlink South is located just four miles from Junction 22 on the M1 at the heart of the logistics 'Golden Triangle' between the M1, M6 and M25. It offers a new B8 opportunity that has planning consent for up to 25,000 sq. m. with buildings deliverable within 12 months.

Contact: Ed Cole, JLL  
T +44 (0)20 73995977 E ed.cole@ejll.com

#### 14 MOUNTPARK BARDON II

Mountpark Bardon II is a 215 acre site with outline planning consent for up to 13 million sq. ft. of B1 and/or B8 floor space. The site forms the second phase of the proven Mountpark Bardon distribution scheme with estates secured to Amazon and Eddie Stobart. This site is 25 miles to Junction 22 on the M1.

Contact: Mark Webster, DTRE  
T +44 (0)20 35819105 E mark.webster@dtre.eu  
Stuart Malr, CBRE  
T +44 (0)116 616 5337 E stuart.malr@cbre.eu

#### 15 EARL SHILTON SUE (SUSTAINABLE URBAN EXTENSION)

Located within close proximity to the A47 and supports Hinckley as a sub-regional centre. A sustainable urban extension for 1,500 new homes, 11 acres of employment land, a primary school, retail, and community facilities within the council's current Local Plan.

Contact: Rebecca Mitchell, Barwood Homes & Land  
T +44 (0)1545 956295 E rebecca.mitchell@barwoodland.co.uk  
Max Whitehead, Bloor Homes  
T +44 (0)1827 302000 E maxwhitehead@bloorhomes.com

"We are a proud family owned Midlands engineering business. We see our future in the next 80 years continuing to be based in Leicestershire and look forward to being part of Leicestershire's growth and resurgence as a centre of advance manufacturing."

Andrew Churchill, Executive Chairman of JJ Churchill Ltd

#### 16 MELTON COMMERCIAL PARK

Melton Commercial Park is the main employment area within Melton Mowbray totalling approximately 127 acres. There is currently circa 15 acres of open storage land available on-site with plots ranging from 168 to 102 acres.

Contact: Nick Hosking, Innes England  
T +44 (0)7835 423438  
E n.hosking@innes-england.com  
James Clements, Knight Frank  
T +44 (0)20 7491 4605  
E james.clements@knightfrank.com

#### 17 OLD DALBY ENTERPRISE VILLAGE

Old Dalby Enterprise Village provides approximately 82,000 sq. m. of new freehold employment space aimed at small and medium sized enterprise owner/occupiers. There are up to 15 fully serviced freehold commercial building plots suitable for buildings between 100 sq. m. and 2,200 sq. m. The site is located on the A166.

Contact: Andrew Coupe, Haywood Estates (UK) LLP  
T +44 (0)1935 257347  
E andrew@haywoodestates.co.uk

#### 18 EAST MIDLANDS DISTRIBUTION CENTRE (EMDC), BUSINESS PARK

EMDC offers a multi-modal distribution centre at the heart of the UK, provided with excellent access to national and international markets. With over 50% occupancy, EMDC is recognised nationally as one of the premier distribution locations. EMDC has delivered a range of bespoke units up to 1,000,000 sq. ft. The remaining plots can cater for sizes from 17,000 sq. ft. to 550,000 sq. ft.

Contact: Paul Shanley, Clowes Developments (UK) Ltd  
T +44 (0)1332 299777 E paul.shanley@clowesgroup.co.uk

"Our headquarters in the UK are in Leicester and the reasons are simple: a prime location in the East Midlands; Culturally diverse, with major national and international connections."

Regional Director, Santander Corporate & Commercial

#### 19 G PARK, ASHBY

20 hectare site providing the opportunity to develop up to 750,000 sq. m. of rail-connected logistics space in one single phase. Detailed planning permission in place. Direct access to site from adopted road network. The site is adjacent to the A42 and A91 with direct access to the M1 and the M25.

Contact: Adrienne Howells, Gazeley  
T +44 (0)1507 901 4918  
E adrienne.howells@gazeley.com

#### 20 PEGASUS BUSINESS PARK

Pegasus Business Park offers office developed on a build to suit basis, ranging from 15,000 sq. ft. to 150,000 sq. ft. On the doorstep of East Midlands Airport, the office centre has excellent transport links, situated close to the Junction 23/24 on the M1.

Contact: Jonathan Haigh, MAG Property  
T +44 (0)1535 260795  
E jonathan.haigh@magnaproperty.com

#### 21 SEGRO LOGISTICS PARK, EAST MIDLANDS GATEWAY

A 101 hectare distribution centre, with a rail terminal, capable of providing up to 357,000 sq. m. of large-scale warehousing. The site is centrally located in the Midlands next to J24 of the M1. The scheme, located adjacent to East Midlands Airport, will offer large footprint warehousing with a rail terminal suitable for 750m length freight trains.

Contact: Kate Bedson, Segro  
T +44 (0)188 258 415  
E kate.bedson@segro.com

#### 22 ZORRO, ASHBY BUSINESS PARK

Zorro is a new 232,000 sq. ft. warehouse / industrial unit adjacent to J13 of the A47 (M47). Ashby Park is a well-established 43 acre business park at the entrance to Ashby. Major warehouse / industrial occupiers in the area include United Biscuits, Howard Turner, Siemens, Teleperformance and Ceva Logistics.

Contact: Rob Large, Cammoor  
T +44(0)20 2054115 E rlarge@cammoor.com

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EZ Enterprise Zone

A great place for business



# Leicester | Leicestershire

## The UK's second fastest growing city

### ...and a business investment hot spot

One of Britain's most attractive and cost effective places to develop, own or lease commercial property.

Leicester is truly a forward looking city and a place where businesses thrive. The regeneration of Leicester itself has made the city an outstanding business investment hot spot.

#### Support for investing businesses

- A tailored partnership approach to solve all your relocation needs, including 2 successful Enterprise Zones
- A skilled and experienced team supporting you to find the perfect site
- Free, confidential and impartial service
- A dedicated aftercare team to support your business once relocated
- Advice and support in accessing available funding

**3 internationally recognised universities**  
With over 50,000 high quality students

**4 national motorways**  
as central UK location

**1 million workforce**  
within a 45 minute drive

**Save £12,000**  
per employee, per year  
(an average in comparison to London)

**Worth £23.4 billion a year**  
Central to the prosperity of the Midlands providing nearly **500,000 jobs and over 42,400 trading businesses**

"We came here because of the high quality workers that were available in Leicester, Leicestershire and the surrounding areas; the city is well located in the country, which means it's not far from our clients."  
**Bernard Szcech, Chief Executive of IBM Services Centre UK**

#### 1 OPTIMUS POINT, GLENFIELD

Optimus Point is one of the best located warehouse, distribution and industrial schemes in the UK, situated next to junction 21k of the M1 motorway. This 65-acre site has already attracted a range of local, national and international companies and offers design and build packages.

Contact: James Harrison, Burbage Realty  
T +44 (0)1664 239255  
E james.harrison@burbage.co.uk

#### 2 ENDERBY LOGISTICS HUB

The Enderby Logistics Hub will extend to 34 hectares and comprise of four or more storage distribution buildings with a total floor space of 150,000sqm with ancillary offices, together with a Training Centre, car and HGV parking areas, with a new primary access off Leicester Lane.

Contact: Martin Ward, Mather Jamie  
T +44 (0)1509 233433  
E martin.ward@matherjames.co.uk

#### 3 WATERMEAD BUSINESS PARK, SYSTON

Watermead Business Park offers fully bespoke office and industrial opportunities from 450 sq. m. to 14,000 sq. m. on freehold or leasehold terms. Set in 11 hectares, the site is ideally located, fronting the A602 near its junction at the A46, and is 10 minutes from Leicester City Centre.

Contact: Geoff Gibson, Andrew and Ashwell  
T 0116 254 1220 E ggibson@andca.co.uk



#### 4 ASHTON GREEN

Ashton Green is a major sustainable urban extension for Leicester. A housing led mixed use development of up to 3,000 homes is well served by an emphasis on high quality, low/zero carbon homes, public transport improvements and extensive green infrastructure. There is up to 5 hectares of existing employment land owned by Leicester City Council available. The site is adjacent to the Samworth Brothers food manufacturing facility. Further land may be available, subject to Future Local Plan.

Contact: Geoff Moo, Leicester City Council  
T +44 (0)1533 451 2915 E geoff.moo@leicester.gov.uk

#### 5 GOLDEN GATE, BELGRAVE PARK

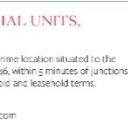
New build out of town retail scheme - outline planning consent for the development of 3 retail units ranging between 1,500 and 25,000 sq. ft. The development will also include a 3,000sq sq. ft. employment unit.

Contact: Nick Ferris, JLL  
E nick.ferris@jll.com

#### 6 INTERCHANGE INDUSTRIAL UNITS, BIRSTALL

A 6 hectare office and industrial development in a prime location situated to the north of Leicester on the junction of the A6 with A66, within 5 minutes of junctions 24/22a of the M1. The units will be available on freehold and leasehold terms.

Contact: Peter Doleman, Innes England  
T +44 (0)1533 555 5425 E pdoleman@innes-england.com



#### 7 LEICESTER DISTRIBUTION PARK

Leicester Distribution Park is situated 4 miles to the west of Leicester City Centre and less than a mile from the M1 within the Braunstone Industrial Area. Leicester Distribution Park has flexible build-out options available on a 45-acre development site just minutes from M4/M5 interchange, with new units ranging from 50,000 sq. ft.

Contact: Peter Doleman, Innes England  
T +44 (0)1533 555 5425 E pdoleman@innes-england.com

#### 8 NORTH EAST LEICESTER, THURMASTON

A 13 hectare site for office, industrial and warehousing development within a sustainable urban extension to Leicester which will deliver approximately 4,500 homes supported by a full range of community facilities, green space and transport connections into the City of Leicester. It is situated four miles north of Leicester City Centre.

Contact: Richard Wain, Hawkmoor  
T +44 (0)1889 597000 E r.wain@hawkmoor.co.uk

#### 9 PIONEER PARK

Pioneer Park is home to the highly successful Dock Incubator supporting innovative, knowledge-based technology businesses adjacent to the National Space Centre, just 1 mile north of Leicester city centre alongside the River Soar. A strategic masterplan is in place and Leicester City Council is bringing forward two sites, totalling 40k, for new B1 office space, focusing on research and development of products and processes.

Contact: Lauren Tyrrell, Leicester City Council  
T +44 (0)1533 454 3797 E lauren.tyrrell@leicester.gov.uk



#### 10 SPACE PARK LEICESTER

Based in Leicester, near the National Space Centre, the Space Park is a partnership between the University of Leicester and the Leicester and Leicestershire Enterprise Partnership (LLEP), from developing satellite technologies to enabling the detailed analysis of space enabled data. Space Park Leicester will help transform and launch sectors such as international communications, resource management, environmental monitoring and disaster relief.

Contact: Phillip Morris, University of Leicester  
T +44 (0)1533 552 3379 E space@leicester.ac.uk

#### 11 WATERSIDE

Leicester Waterside is one of the most exciting large scale mixed use regeneration opportunities in the East Midlands. The area comprises over 60 hectares of land in a prime city location which will be developed for a rich mix of different uses. It is bordered by an attractive stretch of the River Soar and the Grand Union Canal, adjacent to Highcross Shopping Centre with 18m visitors per year. Leicester City Council is delivering and supporting the first phase of a major regeneration scheme providing new homes, offices, hotels and PPS accommodation.

Contact: David Beale, Leicester City Council  
T +44 (0)1533 454 2000 E david.beale@leicester.gov.uk

#### 12 TROON WAY, MELTON ROAD

Troon Park offers a rare industrial warehouse and trade park opportunity, situated in a prime location to the north of Leicester, accessed directly off A402, connecting the A66 to Leicester City Centre. Buildings are available on a design and build basis, with planning consent in place, enabling rapid delivery timescales from 2,250 sq. ft. to 60,000 sq. ft. The plots are available on a leasehold and freehold basis.

Contact: James Keaton, JLL  
E james.keaton@jll.com



Invest in Leicester

