

# ENDERBY LOGISTICS HUB

LEICESTER - M1 Junction 21 / M69 Junction 3

FOR SALE  
PRIME 82.36 ACRE LOGISTICS DEVELOPMENT SITE





# EXECUTIVE SUMMARY

- Prime 'Golden Triangle' Logistics Development Site
- Outline Planning Permission for 1.13m sq ft of B2/ B8 Development
- 82.36 acres (33.3 ha) or thereabouts
- Fronting the M1 Motorway
- 1 mile from M1 Junction 21 and M69
- Opposite Leicester Commercial Park, Grove Park and Fosse Park
- Freehold with Vacant Possession
- Data Room available
- Offer Deadline - Tuesday 28<sup>th</sup> January 2025

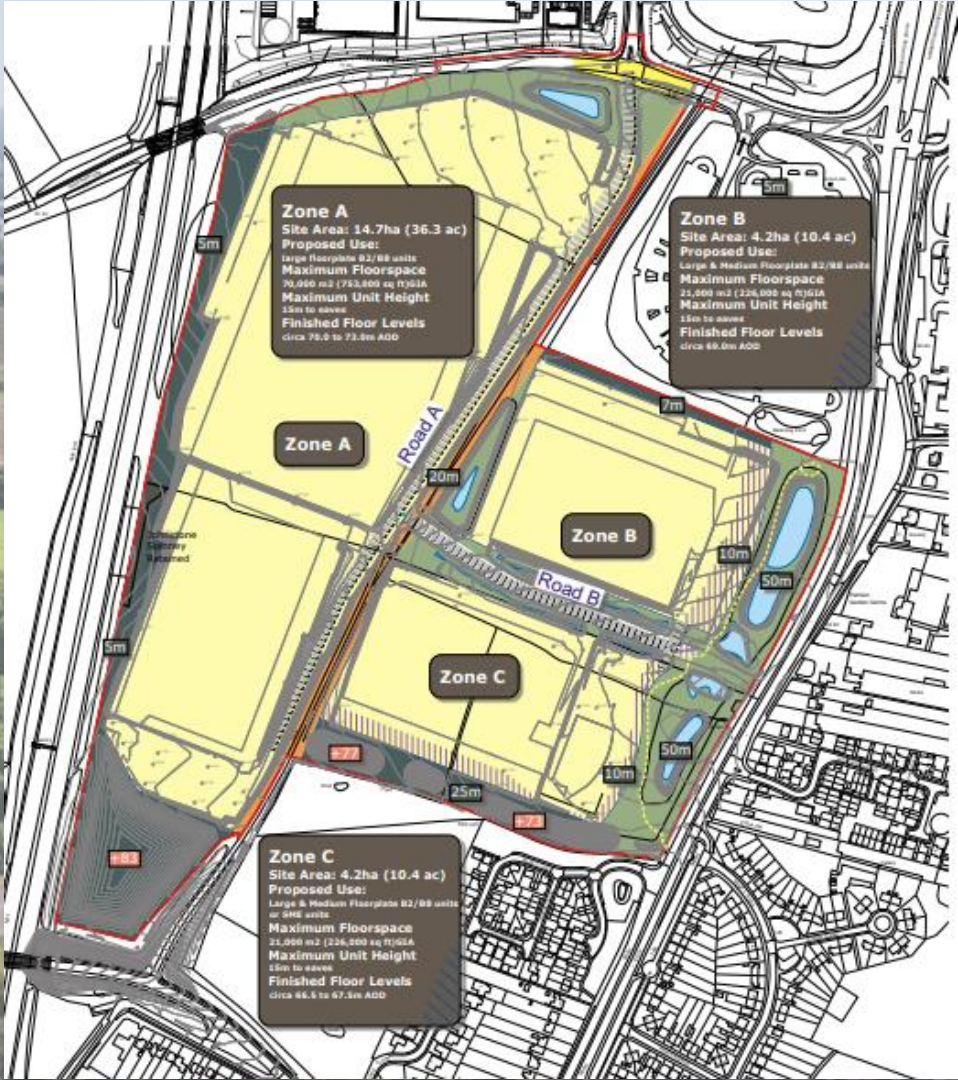
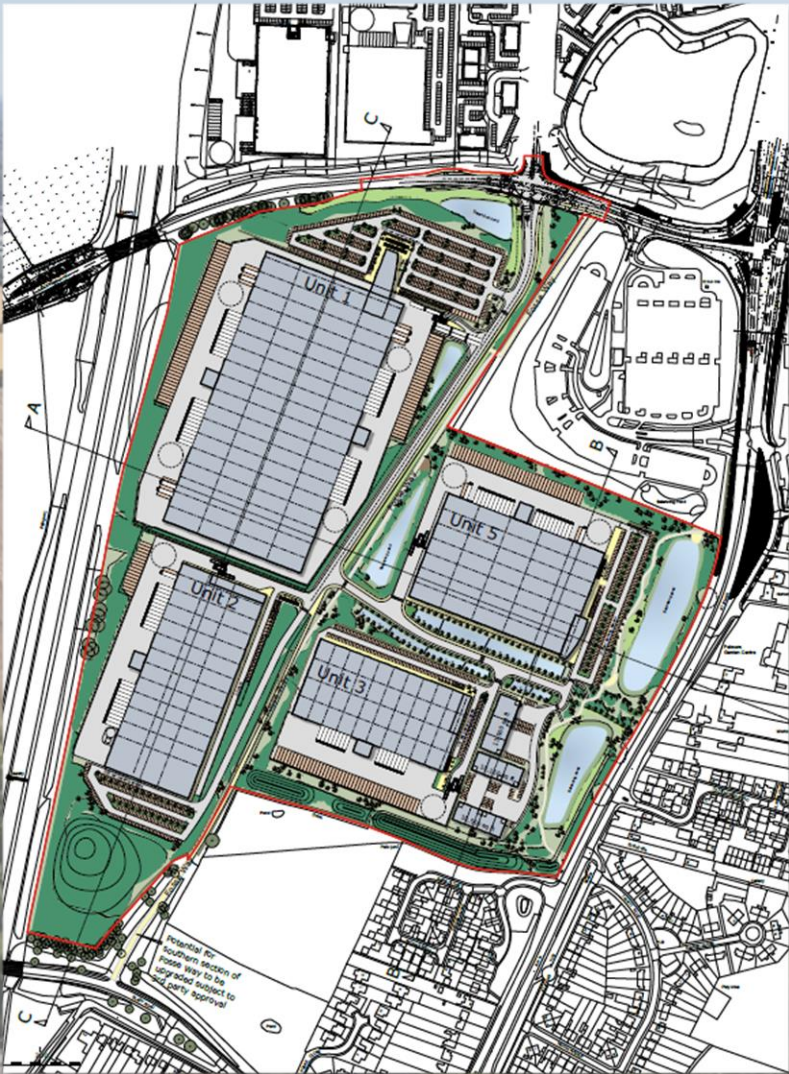




# MASTERPLAN

The indicative masterplan  
(application 23/1066/OUT)  
shows a scheme totalling  
**1,131,200 sq. ft** comprising:

Unit 1	505,250 sq. ft
Unit 2	224,750 sq. ft
Unit 3	151,750 sq. ft
Terrace 4a	10,500 sq. ft
Terrace 4b	10,150 sq. ft
Terrace 4c	13,500 sq. ft
Unit 5	215,250 sq. ft





# PLANNING

The site sits in Blaby District and benefits from two outline planning permissions:

Application no. **23/1066/OUT** is an outline planning permission granted by Blaby District Council on 15<sup>th</sup> July 2024 for: **“commercial development consisting of the erection of warehousing with ancillary offices and gatehouses (Use Class B8) and General Industrial buildings (Use Class B2) with access off Leicester Lane, landscaping and associated infrastructure. All matters reserved, except for the access.”**

Application no. **19/1064/OUT** is an outline planning permission allowed on appeal on 18<sup>th</sup> October 2024 for: **“commercial development consisting of the erection of x4 warehouse buildings with ancillary offices and gatehouses (Use Class B8) and x1 training and education centre (Use Class F1) including associated access off Leicester Lane.”**

The parameters plan submitted with application 23/1066/OUT shows three distinct development Zones:

## **Zone A:**

Site Area: 14.7ha (36.3 ac)

Proposed Use: large floorplate B2/B8 units Maximum Floorspace 70,000 m<sup>2</sup> (753,000 sq ft) GIA

Maximum Unit Height 15m to eaves. Finished Floor Levels circa 70.0 to 73.0m AOD

## **Zone B**

Site Area: 4.2ha (10.4 ac)

Proposed Use: Large & Medium Floorplate B2/B8 units Maximum Floorspace 21,000 m<sup>2</sup> (226,000 sq ft) GIA

Maximum Unit Height 15m to eaves. Finished Floor Levels circa 69.0m AOD

## **Zone C:**

Site Area: 4.2ha (10.4 ac)

Proposed Use: Large & Medium Floorplate B2/B8 units or SME units Maximum Floorspace 21,000 m<sup>2</sup> (226,000 sq ft) GIA

Maximum Unit Height 15m to eaves. Finished Floor Levels circa 66.5 to 67.5m AOD



# LOCATION

- Enderby Logistics Hub is strategically situated at the heart of the **UK's logistics 'Golden Triangle'**.
- **Established East Midlands logistics and distribution location** approximately four miles to the southwest of Leicester City Centre, 23 miles to the northeast of Coventry and 40 miles to the northeast of Birmingham.
- Enderby Logistics Hub benefits from **excellent motorway connectivity** being less than one mile to the south of the intersection of the **M1 (Junction 21)** and the **M69 (Junction 3)**.
- The site is accessed from Leicester Lane with **Junction 21 easily accessible within three minutes** drivetime via the A563 / B4114 and the A5460.



## Road

Enderby Logistics Hub is immediately adjacent to J21 of the M1 and J3 of the M69, providing fast access to the national motorway network.

	Miles
M1 J21, M69 J3	1
DIRFT	20
M6 J1 / A14	21
Coventry	27
Birmingham	40
M25 J21 / M1	77
London	100
Manchester	106



## Airport

Located in the heart of the East Midlands, Enderby Logistics Hub provides easy access to numerous airport connections for both cost effective business flights and freight services.

	Miles
East Midlands	20
Birmingham	32
Luton	70
London Heathrow	99
Manchester	100
Stansted	105
London City	117
London Gatwick	135



## Port

Key sea freight ports can be reached within 2½ hours.

	Miles
Immingham	100
Tilbury	125
London Gateway	125
Southampton	139
Felixstowe	146
Dover	181



## Rail

DIRFT is within 20 miles and provides national freight services via the West Coast Main Line with direct access to major UK and European destinations.

Leicester Railway Station is within 5 miles and is on the mainline from London St Pancras making Leicester the first principal city on the mainline rail network north out of London.

	Time
Birmingham New Street	50m
London St Pancras International	1hr 06m



# FURTHER INFORMATION

<b>TENURE:</b>	Freehold with Vacant Possession
<b>VAT:</b>	The land is held under two separate titles. Part has been elected for VAT and the balance is being elected for VAT
<b>SERVICES:</b>	Water, gas, electricity and foul drainage indicative connection costings are in the Data Room
<b>METHOD OF SALE:</b>	Unconditional offers are invited for the freehold interest in the land
<b>DATA ROOM:</b>	A Data Room is available. Access will be granted to named prospective purchasers upon request
<b>VIEWING:</b>	By prior appointment with the agents
<b>TIMING:</b>	Offers invited by noon on <b>Tuesday 28<sup>th</sup> January 2025</b> . Interested parties will be provided with further details in due course
<b>AML:</b>	Full disclosure of the proposed purchasing entity and confirmation of the funding source will be required

For further information please contact the joint agents:

James Harrison 07775 905415 [james.harrison@cushwake.com](mailto:james.harrison@cushwake.com)

Martin Ward 07970 768711 [martin.ward@matherjamie.co.uk](mailto:martin.ward@matherjamie.co.uk)



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