



BARDON | LEICESTERSHIRE | LE67 1GE | M1/J22



A build to suit development from
200,000 sq ft to 1.6 million sq ft

www.midas22.co.uk

A development by

CURTISHALL

In partnership with



اتحاد الراجحي
ALRAJHI UNITED

MIDAS22
A GOLDEN OPPORTUNITY



**Three units with
full planning consent**



**1 million sq ft
single unit**

Location

MIDAS 22 lies within the logistics 'Golden Triangle' bounded by the M1, M6 and M42.

Junction 22 of the M1 is 10 minutes drive and the M69 and A42 both less than 20 minutes away, the location of MIDAS 22 also means that it is superbly situated for accessing the major regional conurbations of the East and West Midlands, and cities including Leicester, Nottingham, Derby and Birmingham.

- East Midlands Airport is 20 minutes drive from MIDAS 22.
- East Midlands Airport is second only to Heathrow in terms of total cargo freight, and handles over 310,000 tonnes of cargo every year, taking advantage of the 24 hour operations at the facility.
- Four major rail terminals are also nearby.
- The development is also close to a number of major parcel distribution hubs including DPD Hinckley, Hermes Rugby and DHL Coventry, all presenting the opportunity to reduce delivery times.

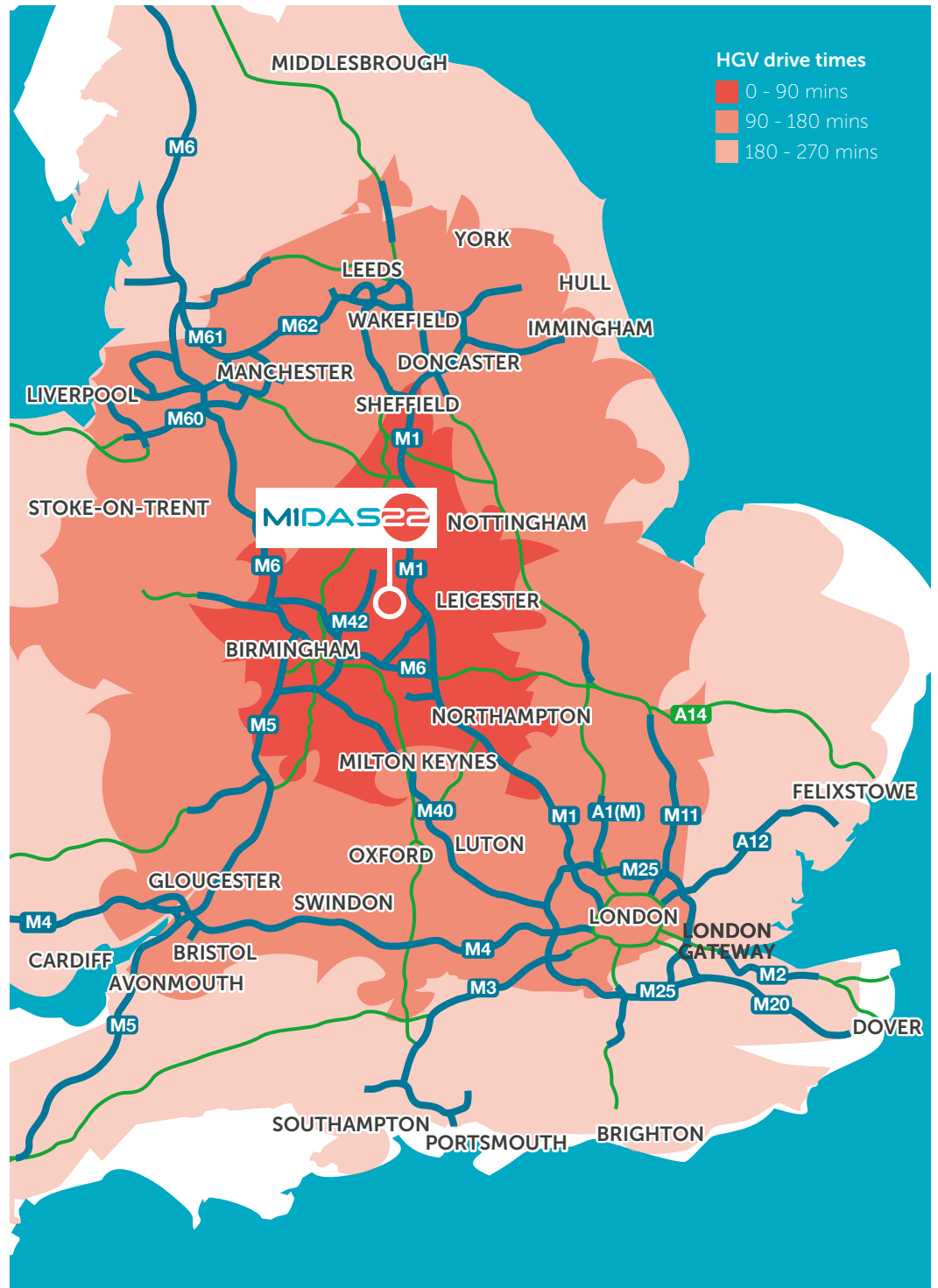
Key locations	Miles
M1 Jct 22	4
M42 Jct 13	8
Leicester	14
Birmingham	38
Leeds	95
London M1 J1	103

Parcel Hubs	Miles
TNT East Midlands Airport	15
UPS Tamworth	20
DPD Hinckley 2 (J1 M69)	25
DPD, Hinckley	30
Hermes Parcelnet Rugby	30
Parceforce Middlemarch Coventry	35
DHL / UK Mail Coventry	36
Parcelforce DiRFT	47

Rail Freight	Miles
East Midlands Gateway Railfreight Terminal	18
Birch Coppice, Tamworth	23
Hams Hall	28
DiRFT	31

Airports	Miles
East Midlands Airport	14
Birmingham Airport	33
Manchester Airport	97
Heathrow Airport	111

Ports	Miles
Immingham	111
Hull	115
Avonmouth	127
Liverpool	122
London Gateway	135
Felixstowe	158



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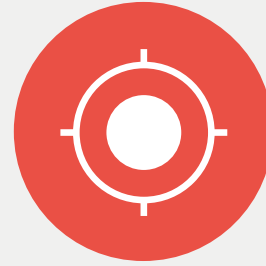
**1 million sq ft
single unit**



Proven location
J22 M1



Up to
1.6m sq ft



Proximity to
major air, rail and
parcel hubs



Unrestricted
planning
(height and hours
of use)



Detailed consents
in place



Electricity
7.7MVA



Gas
7,500 KW



Buildings
deliverable within
12 months

Demographics

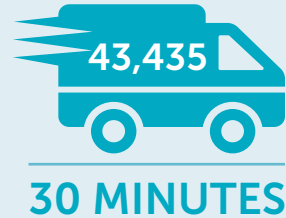
Logistics is an important sector in Leicestershire, accounting for 9.4% of all employment in the county, compared to a national average of 7.1%.

Over 1 million people within a 30 minute drive time, predicted to grow by 7.4% in the next 10 years, compared to the UK average of 6.3%.

4.2% (30,428) unemployed within a 30 minute drive of the site.

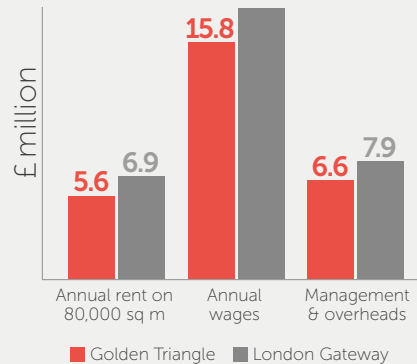


9.5% (43,435) employed in Transport and Storage within 30 minutes.

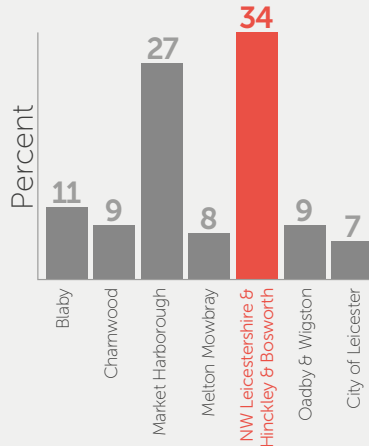


Source: CACI

Estimated NDC annual operating costs*



Transport and storage workforce in Leicestershire based on demand*



Workforce savings in North West Leicestershire

7.7% savings in salary costs compared to national figures

£40 per week

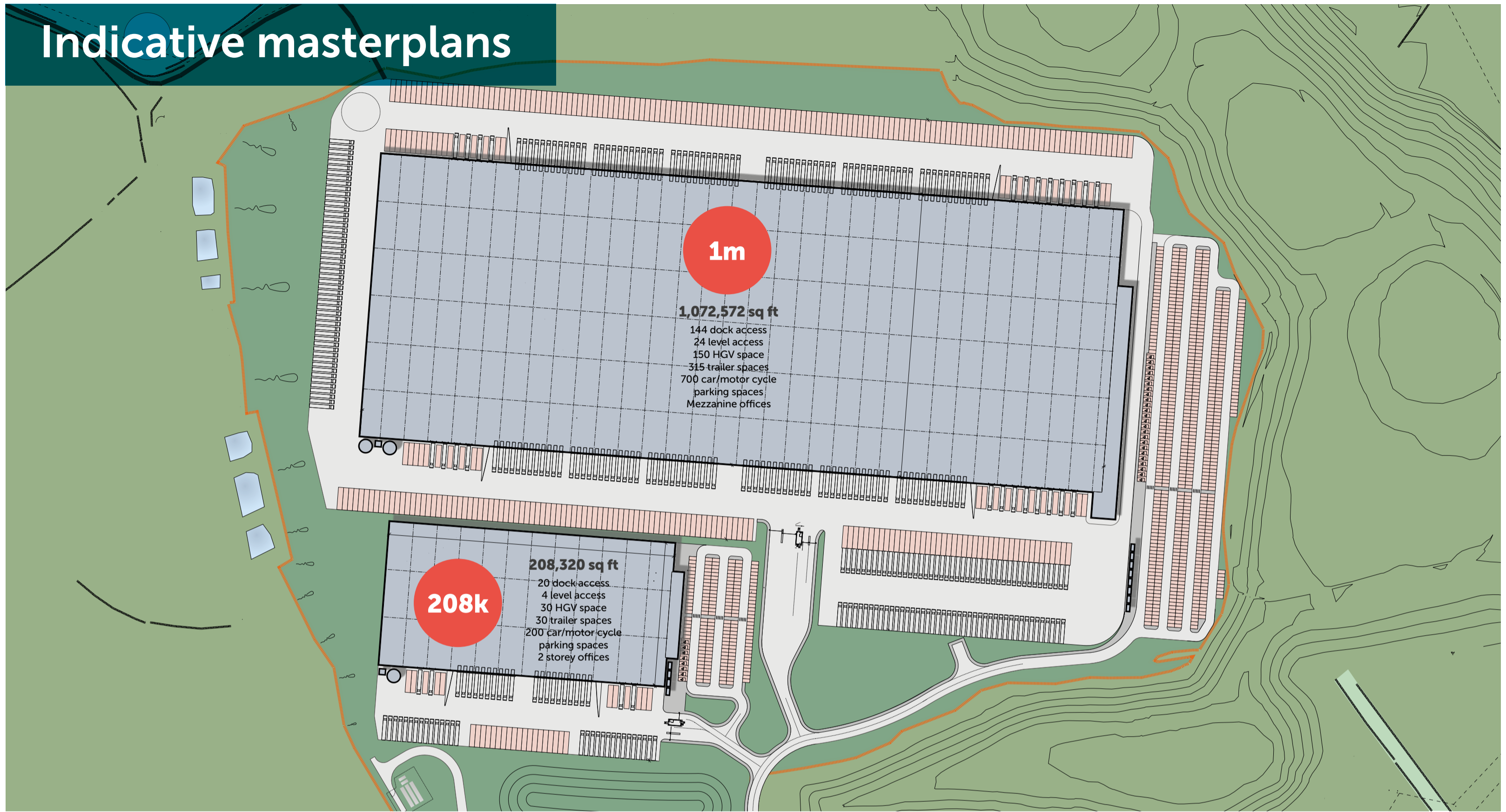
£2,080 per employee per year

£104,000 for 50 employees per year

*Source: Leicester and Leicestershire Strategic Distribution Sector Study, MDS Transmodal Ltd / Savills, November 2014

Source: www.nomisweb.co.uk

Indicative masterplans



Planning

- MIDAS 22 has outline planning consent for B8 uses and can accommodate bespoke solutions to suit individual occupier requirements.
- This planning consent does not place restrictions on either building height or hours of use
- The development has detailed planning consent for three warehouse units of 358,000 sq ft, 370,225 sq ft, and 274,000 sq ft
- Subject to further planning the development could accommodate up to 1.6 million sq ft of accommodation, maximum unit size of 1.5 million sq ft

Generic specification

Warehouse

- Minimum 15m clear internal eaves height
- 50 kN/m2 floor loading
- Dock level access doors (1:10,000 sq ft)
- Ground level access doors
- 15% roof lights
- 7.7 MVA power supply
- 7,500KW gas

Offices

- Raised access flooring
- Suspended ceilings
- Heating, cooling and ventilation
- PIR lighting
- Grade A finishes throughout

External Areas

- Minimum 50m service yard
- HGV and trailer parking
- Infrastructure for sprinkler tanks, vehicle wash and fuel
- Separate car parking
- Security gatehouse with entrance barriers
- Secure site with 2.4m paladin fencing

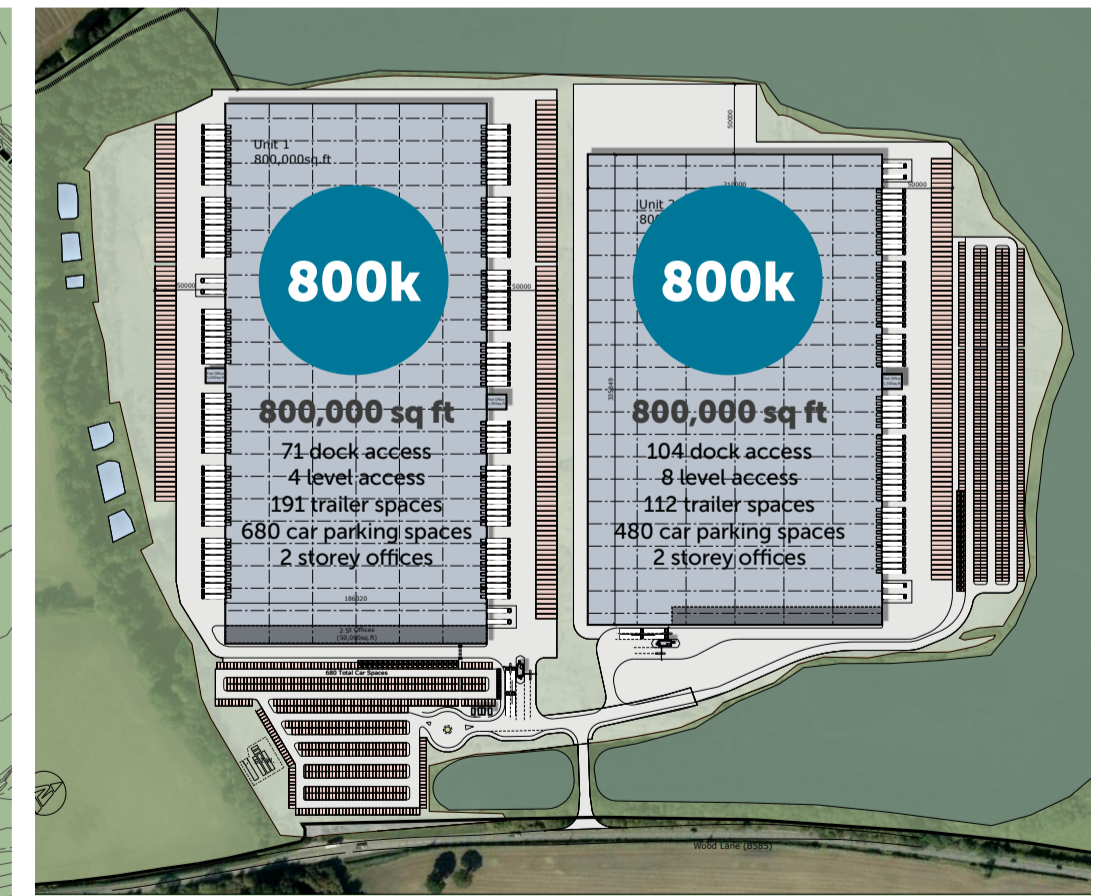
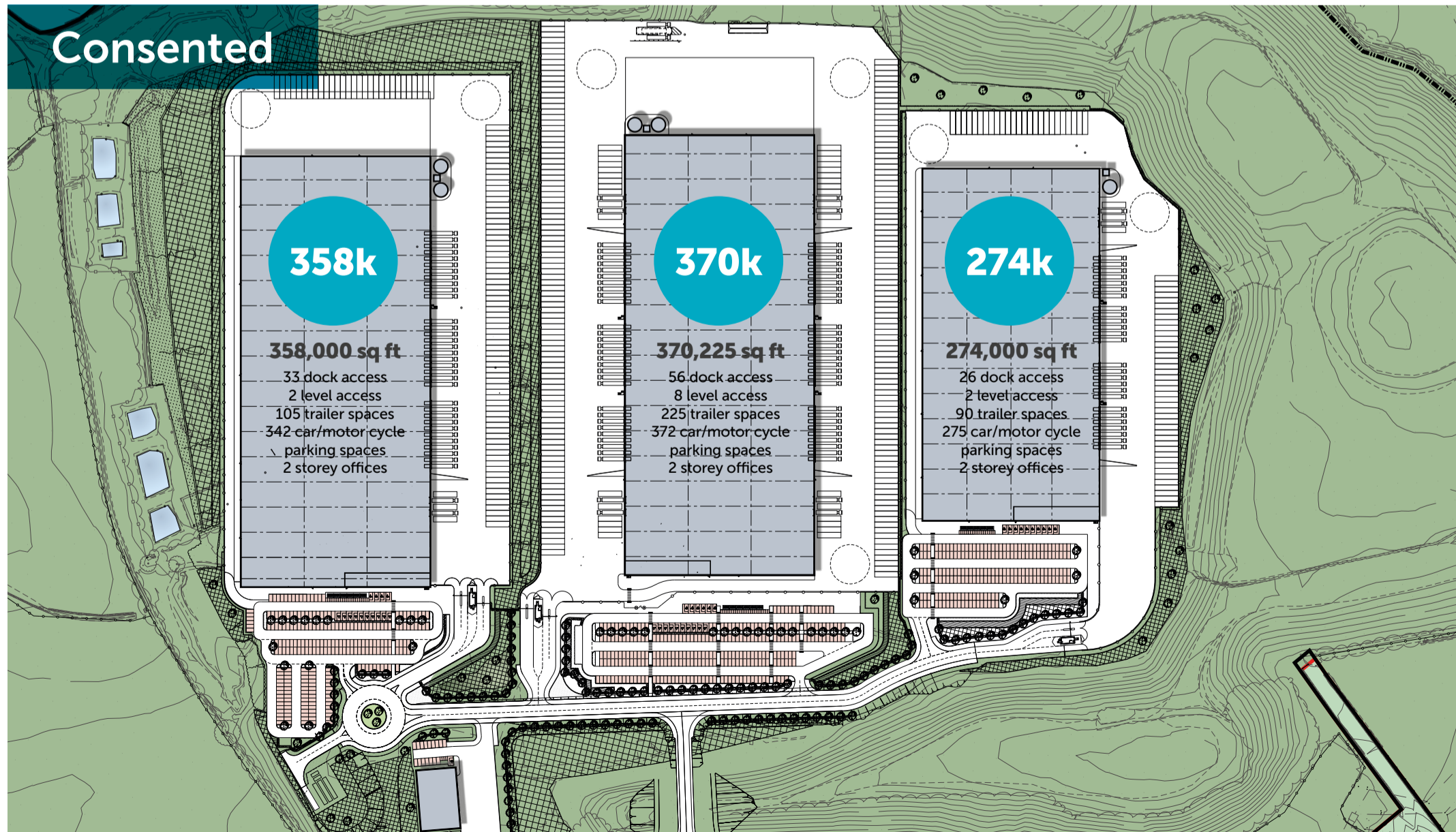
Sustainability

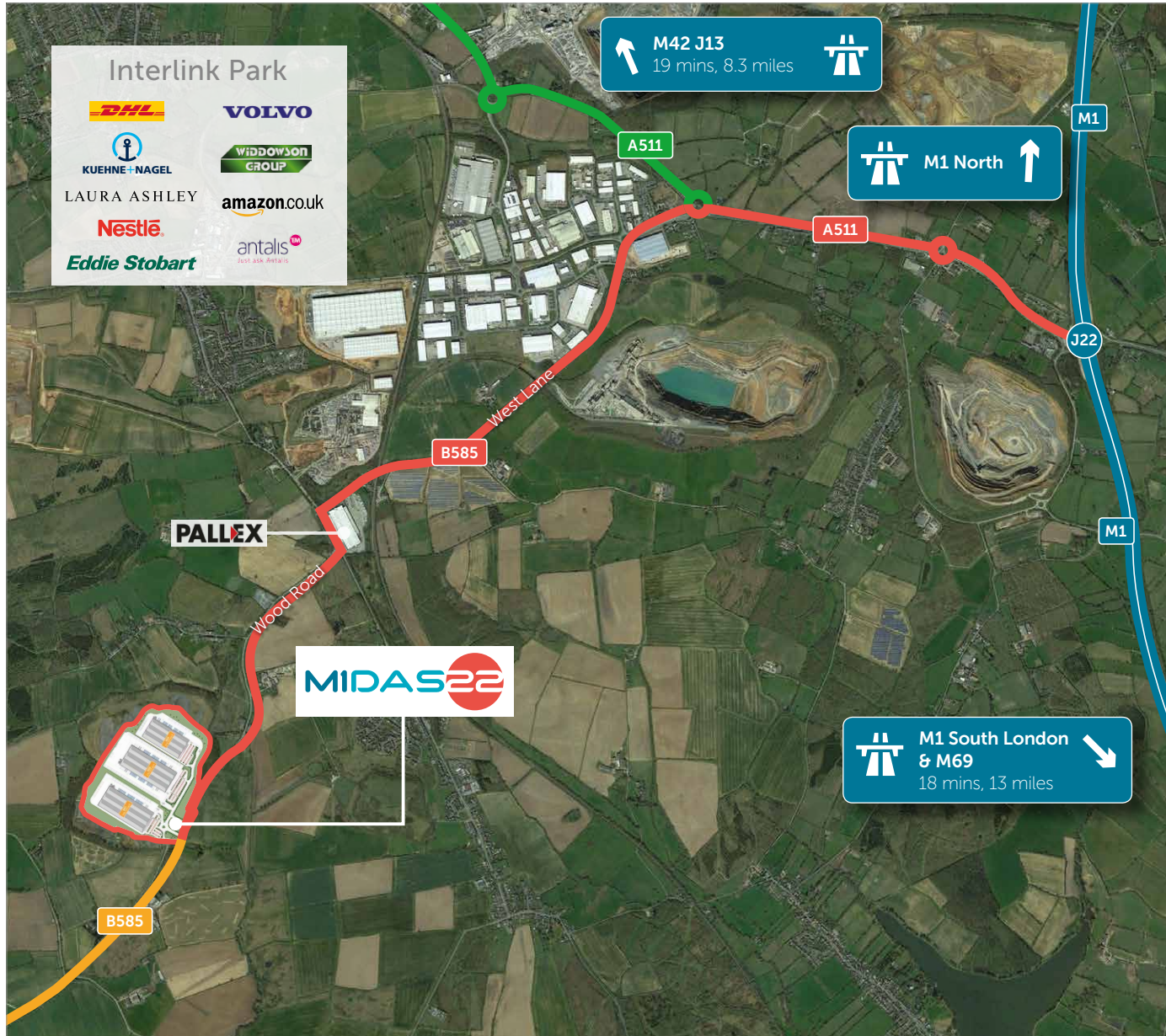
- BREEAM rating 'Very Good'
- Energy Performance Certificate 'A' rating
- Within a 200 acre landscaped parkland promoting ecology and biodiversity

Deliverability

- Buildings deliverable within 12 months from unconditional Agreement for Lease
- Tenant fit-out packages available

Consented





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