

Prime East Midlands Urban Logistics Investment Opportunity

# DHL LEICESTER

KNIGHTS ROAD | BEAUMONT LEYS | LE4 1JY



## EXECUTIVE SUMMARY

- Rare opportunity to acquire a solus mid-box urban logistics facility in a prime East Midlands location.
- Strategic position a short distance from the A46 Leicester by-pass, with direct access to the M1.
- Purpose built urban logistics facility extending to 37,338 sq ft with 360° circulation and exceptional loading provision including 21 level access doors and 14 dock doors.
- The property sits on a site of 3.22 acres, reflecting a very low site cover ratio of just 27%.
- The property will be let to DHL eCommerce UK Limited for 10 years with a tenant only break option at the 5th anniversary. The passing rent shall be £350,000pa reflecting a base rent of £8.00psf with a x1.17 multiplier for the low site cover.
- The property will be let to DHL eCommerce UK Limited with EVRi Limited as a Guarantor, operated as 'EVRi Premium - a network of DHL', which is the UK's premier parcel delivery company, handling c.1bn parcels per year.
- The property forms a critical node within the EVRi Premium national distribution network.



## PROPOSAL

We are instructed to seek offers in excess of **£5,410,000** (Five Million Four Hundred and Ten Thousand Pounds) subject to contract and exclusive of VAT. This reflects a **NIY of 6.00%** and a capital value of **£142 psf**, assuming purchaser's costs of 7.8%.



M1

TESCO  
Extra



FedEx



Leicester  
City Council

A46

LEICESTER  
CITY CENTRE  
← (3.2 MILES)

BRADGATE  
BAKERY

DHL LEICESTER

Viking  
RAJA GROUP

BEAUMONT LEYS LANE

BENNION ROAD

TRELLEBORG



## THE PROPERTY

The property comprises a purpose built urban logistics facility on a self-contained site. The property extends to 37,338 sq ft. The structure is of steel portal frame construction with brick and block lower elevations. The property benefits from offices on the ground and first floors which are ancillary to the warehouse space.



**21x Level Access Doors**



**14x Dock Level Doors**



**10.6m Eaves Height**



**360° Site Circulation**



**27% Site Cover**



**EPC E (119)**



**41x Car Parking Spaces**



**4x Lorry Parking Bays**



**37,338 sq ft GIA**



## ACCOMMODATION

Warehouse	28,585 sq ft
Office area	8,681 sq ft
Gatehouse	72 sq ft
<b>Total GIA</b>	<b>37,338 sq ft</b>

## SITE & TENURE

The property is held Freehold under title number LT320369.

The site totals 3.22 acres.



## PROPOSED LEASE TERMS

Area (Sq Ft)	Tenant	Rent	Base Rent £/psf	Multiplier	Lease Term	Outside LTA Y/N?	Rent Review Date	RR Mechanism	Break Date	Notice	Break Type	Repair
37,338	DHL eCommerce UK Limited Guaranteed by EVRi Limited	£350,000	£8.00	x1.17	10 years	N	5th anniversary	Indexed to CPI compounded annually subject to a collar and cap of 2% and 4% pa	End of 5th year	6 months, unconditional	Tenant only	FRI subject to a Schedule of Condition

## COVENANT

In October 2025, EVRi Limited and DHL eCommerce UK Limited merged to create a combined UK parcel delivery entity, with the transaction receiving regulatory approval in September 2025. As part of the transaction, DHL acquired a significant minority stake in the combined business.

DHL eCommerce UK includes the UK Mail business, which is now owned by EVRi. As a result, the combined group delivers in excess of c.1 billion parcels and c.1 billion letters annually across the UK.

DHL eCommerce UK is in the process of transitioning to operate under the EVRi Premium brand, positioned as 'EVRi Premium – a network of DHL'.



**DHL eCommerce UK Limited**  
**00965783**

GBP £	31-12-24	31-12-23	31-12-22
Turnover	£633,430,000	£616,132,000	£575,667,000
Pre-tax Profit (loss)	(£39,800,000)	(£11,850,000)	(£10,482,000)
Net Assets	(£24,434,000)	£21,582,000	£53,132,000

**Creditsafe: 49 C**  
**Moderate Risk**



**EVRi Limited**  
**03900782**

GBP £	01-03-25	02-03-24	25-02-23
Turnover	£1,852,889,000	£1,686,002,000	£1,464,113,000
Pre-tax Profit (loss)	£176,220,000	£118,659,000	£50,533,000
Net Assets	£292,668,000	£263,817,000	£177,285,000

**Creditsafe: 81 A**  
**Very Low Risk**



## INVESTMENT MARKET

Transaction volumes in 2025 superseded that of 2024 by 27%, totalling £8.66 billion, signifying confidence in the long-term value of the UK market and an ability to look beyond the macro-economic and geopolitical volatility that prevailed across the year.

We expect this sentiment to continue throughout 2026, especially as the occupational market continues to prosper. Mid-box and big-box assets are particularly well-positioned to benefit as occupiers increasingly nearshore operations and rationalise their supply chains.

The Leicester market attracts strong investment given its distribution connectivity and proximity to key consumer and labour markets.

Key investment comparables include:

Asset	Date	Total Size (sq ft)	WAULT (B) (years)	Capital Value	Cap Val £psf	NIY	Purchaser
DHL Knowsley	Dec-25	125,502	4.6	£15,850,000	£126	4.07%	Crossbay
DHL Banbury	Dec-25	116,578	6.6 (1.6)	£15,950,000	£137	4.23%	Hines
Encon R3, Revolution Park	Dec-25	106,532	6.7 (1.7)	£12,000,000	£113	5.28%	KFIM
Don Street, Middleton	Nov-25	59,269	14 (9)	£7,200,000	£121	7.21%	Remake Asset Management
Transglobal, 9 President Way	Sep-25	31,399	7	£4,250,000	£135	5.75%	Harleyford
AP5 Alloga South Normanton	Aug-25	220,004	8.92	£25,800,000	£117	5.49%	P3/GIC
AP6 Alloga South Normanton	Aug-25	219,454	11.5 (6.5)	£25,075,000	£114	4.84%	P3/GIC
Apex54, i54	Jul-25	67,884	12	£8,350,000	£123	5.33%	Savills
Headlam Group Ltd	Jul-25	171,119	10	£21,750,000	£127	6.39%	Hines
Salts Healthcare, Apollo, Birmingham	Jun-25	95,013	2.6	£17,100,000	£180	4.75%	M&G
DPD, Greenside Way	Feb-25	60,000	18	£15,000,000	£250	4.75%	Weis Group
DPD, Raunds	Jan-25	42,528	8.86	£9,490,000	£223	6.04%	Cabot





## OCCUPATIONAL MARKET

DHL Leicester is located on Knights Road, placing it within the key industrial ring surrounding Leicester. Prime rents in Leicester currently stand at £12 psf, representing a 6% growth on 2024's values, compared to 5.3% growth nationally, driven by Leicester's under provision of quality mid-box units.

Traditionally, Leicester has concentrated on the delivery of large-scale big box developments.

Key occupational comparables include:



Property	Location	Size (sq ft)	Tenant	Rent £psf	Term	Condition	Date
Unit B&C Gorse Hill	Leicester	49,423	MDK Office Seating	8	10 (5)	Second hand - Grade B	Q3 25
Unit A Gorse Hill	Leicester	24,654	Elevator Equipment	8.5	10 (5)	Second hand - Grade B	Q3 25
Unit 20 Meridian Park	Leicester	21,060	Mankiewicz	11.95	15	New - Grade A	Q3 25
T49 Indurent Park	Tamworth	49,825	Soudal	11	10 (5)	New - Grade A	Q3 25
14 Lime Kilns Business Park	Hinckley	37,650	Cameo	9.5	10 (5)	Second hand - Grade A	Q3 25
Unit D Swift Point	Rugby	41,056	VJ Engineering	8.5	15	Second hand	Q1 25
Bardon56	Bardon	57,703	PAL International	8.75	15	New - Grade A	Q1 25
2 Meridian Way	Leicester	17,000	Technical Services	9	10	Second hand - Grade B	Q2 24

## FURTHER INFORMATION

### VAT

The property is elected for VAT purposes, however given it is to be sold by way of sale and leaseback it shall not be eligible for a Transfer of Going Concern structure.

### EPC

The Energy Performance Certificate is available within the data room.

### Data Room

Access can be provided to the data room upon request, please reach out to a member of the deal team for further information.



## PROPOSAL

We are instructed to seek offers in excess of **£5,410,000** subject to contract and exclusive of VAT. This reflects a **NIY of 6.00%** and a capital value of **£142 psf**, assuming purchaser's costs of 7.8%.



## CONTACTS

**JAKE HARRIS**  
+44 (0) 7592 112 087  
Jake.Harris@jll.com

**HARRIETTE HUDSON**  
+44 (0) 7592 504 068  
Harriette.Hudson@jll.com

