



North West Leicestershire District Council

Invest in North West Leicestershire

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### North West Leicestershire

North West Leicestershire is the perfect environment for business.

A combination of good transport links, an adaptable workforce, strong support services and a number of strategically significant growth sectors have contributed to the District becoming one of the fastest growing areas in the country.

For investors looking at new opportunities, the area can provide a wide range of suitable sites and premises at competitive prices.




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### Coalville Town Centre

- North West Leicestershire District Council continues to drive a significant investment programme to facilitate the continued regeneration and growth of Coalville town centre.
- Since 2014 the Council have facilitated investment of over £5million in developing sites, premises and infrastructure to support the growth of our market towns.
- Coalville is the administrative centre of the district with a population of almost 50,000 within a three mile radius.
- The town has excellent transport links sitting on the A511 between Junction 22 of the M1 motorway and Junction 13 of the A42. The town also has excellent access via the M42 into Birmingham and Nottingham.

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### Coalville Development Opportunity: Capri Park

- Capri Park is situated in Coalville town centre at the junction of Hotel Street and Whitwick Road, adjacent to the Belvoir Shopping Centre.
- Providing 6 units around 154 car park spaces, with excellent frontage and access to Coalville town centre.
- The 64,000 sq ft scheme provides an opportunity for both food and non-food retailers.




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### Coalville Development Opportunity: Wolsey Road

- The land off Wolsey Road is a cleared 4 acre development site in Coalville Town Centre just off Memorial Square.
- The town has excellent transport links sitting on the A511 off Junction 22 of the M1 motorway.
- Subject to planning permission, the site presents a mixed use development opportunity within the town centre.




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### The National Forest

- The National Forest is one of Britain's boldest environmental projects: the creation of a new forest across 200 square miles of Leicestershire, Derbyshire and Staffordshire.
- The continued growth and management of the Forest makes it more accessible so that the Forest benefits everyone.
- Creating a woodland culture and providing quality of life and green spaces that provide lasting benefits for generations to come.




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### East Midlands Airport

- East Midlands Airport is an international gateway that connects the Midlands, and the wider UK, into the global economy.
- East Midlands Airport is the UK's busiest pure cargo airport and second only to Heathrow, handling over 350,000 tonnes of flown cargo every year.
- The Airport is the UK hub for DHL and UPS, and support operations for both TNT and Royal Mail.
- With room to grow, the airport's thriving cargo facility is expanding to meet the demands of importers and exporters.




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### A511 Growth Corridor

- Between the M1 Junction 22 and A42 Junction 13, the A511 Growth Corridor connects Bardon Industrial Estate and the towns of Coalville and Ashby de la Zouch.
- Strategic housing growth at Money Hill in Ashby and at South East Coalville.
- Vibrant industrial estates and business parks.
- Diversity and scale of local employers including: Aggregate Industries, Amazon, Antalis, Ashfield Health Care, Bott, Ceva Logistics, Davidsons, DHL, Fisher German, HK Wentworth, Hill Rom, Hormann, Matsuura, Plastribution, Roca, Siemens, Stephenson College, Tulip, Wilson Vale, Winbro and many, many more.




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### Council Owned Property

- North West Leicestershire District Council have 95 commercial properties across North West Leicestershire.
- Units are available to let in town centres, on business parks, industrial estates, rural settings and in the surrounding areas.
- Our portfolio consists of offices, light industrial units, retail units and craft workshops, ranging in style, size and location.




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### Vulcan Park – Coalville

- Leicestershire County Council's £5.5million planned development in Coalville will open in the Summer 2019.
- The new build will offer a range of high-spec industrial units to let with unit sizes from 1,000 sq ft up to 9,000 sq ft.
- The development will support small start-ups and growing businesses and will create over 100 new jobs.




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### SEGRO Logistics Park – East Midlands Gateway

- A 700 acre development with planning consent for up to 6,000,000 sq ft of logistics accommodation.
- Centrally located, adjacent to East Midlands Airport and direct access to J24 of the M1.
- The development incorporates a 50 acre Strategic Rail Freight Interchange.
- Current occupiers include Amazon, Khune & Nagel, Shop Direct and XPO.




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### East Midlands Distribution Centre (EMDC)

- EMDC is recognised as a strategic distribution location and is only minutes from the M1, A50 and East Midlands Airport.
- EMDC offers a multi-modal distribution centre at the heart of the UK.
- Detailed planning consent granted buildings can be fast tracked and delivered quickly to meet specific occupier timescales.
- Home to occupiers including Birlea Furniture, Interlevin Refrigeration, Klober, Marks & Spencer and Moran Logistics.




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### Mountpark – Bardon Hill

- Mountpark Bardon is a prime Midlands distribution / logistics park extending to 145 acres. 2.5 miles from junction 22 of the M1.
- The first phase of Mountpark Bardon includes 1.4 million sq ft, including the 1 million sq ft fulfilment centre for Amazon as well as new operations for Stobart and Pharmacy2U.
- A second phase of development is consented with flexibility to accommodate a range of unit sizes from 200,000 sq ft up to 1.3 million sq ft.




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### 225 at Interlink – Bardon Hill

- 225 at Interlink is located 1.5 miles from J22 of the M1 at the heart of the Golden Triangle.
- Local occupiers include Laura Ashley, Canon, Amazon, CEVA, Antalis, Graphic Packaging International and Bunzl.
- 58 HGV trailer and 174 car parking spaces.
- 225,690 sq. ft. warehouse and fitted offices.
- BREEAM Excellent and EPC A Rated.




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### Zorro – Ashby de la Zouch

- Zorro provides unrivalled access to Junction 13 of the A42 which in turn provides access to the M42 south to the M6, M6 Toll, M40 and Birmingham. To the north the A42 connects with the M1 providing access to East Midlands Airport, Nottingham and Derby.
- Industrial/ Warehouse development providing 235,000 sq ft
- Situated on the well established 43 acre Ashby Business Park at the Gateway to Ashby de la Zouch.




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### G Park – Ashby de la Zouch

- 24-hectare land plot providing the opportunity to develop up to 79,000 sq m of rail-connected logistics space.
- Access to site from Junction 13 of the A42.




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### Howard Tenens: 70k

- New 70,000 sq ft of high specification industrial warehouse in Ashby de la Zouch.
- Access to Junction 13 of the A42.
- Planning approved for a new high specification detached warehouse of steel portal frame construction and ground and first floor offices.




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