



glp.com/eu

# G-Park Ashby

Located within the Midlands Logistics Golden Triangle

**Build to suit  
logistics  
warehouse**

opportunities up to  
736,487 sq ft

**Planning  
Approved**

Easrhworks commenced  
Spring 2022



Computer generated image

Site Entrance  
[what3words.com/](http://what3words.com/)  
[townhouse.friends.foiled](http://townhouse.friends.foiled)



G-Park Ashby

# Prime Development Site

J13/A42, A511

G-Park Ashby de la Zouch is a site with outline planning permission for the development of up to 736,487 SQ FT of warehouse space. The planning consent allows for the development of either one or two units depending on customer requirements.

The prime development site is centrally located in North West Leicestershire at the heart of the Golden Triangle for logistics. The site which was formerly occupied by 'The Lounge Coal Preparation and Disposal Point' is being brought forward to be re-developed to provide Grade A modern logistics space in a prime location. The park benefits from excellent access being directly adjacent to the A42 and A511 with links to the M42 to the South, and M1 and East Midlands Airport 10 miles to the North East.

The new unit(s) will be built to GLP's enhanced specification including an 18 M clear internal height. In line with GLP's sustainability commitment, the development will be built to BREEAM UK Excellent level standards and will include a range of innovative environmental features, such as rainwater harvesting and an online energy dashboard to help customers proactively manage their energy consumption.



## Strategic location

Provides access to the M1 (Junction 23A) 10 miles to the North East and the M42 to the South.

## Sustainable benefits

Built into every development at no extra cost including rain water harvesting and extensive natural light provision.

## Strong labour pool

As an established logistics location, Ashby-de-la-Zouch boasts a large and suitably skilled labour force.

Well placed to service the rapidly expanding Midlands market and emerging logistics locations like the A42/M42 corridor



GLP are building high quality, state of the art logistics and distribution facilities with increased height, power, floor loading and yard space.



Early 2022 forecasts over £120 billion in UK online purchases by the end of 2021 and the first quarter of 2022



During 2020 online sales in the UK saw a significant increase of 46.5%



With a turnover of around \$105 billion in 2020, the United Kingdom is the fourth largest e-commerce market



Responding to the need for increased floorspace to keep ahead of the continued growth in online shopping



# A strategic location for logistics

## Workforce

Ashby serves as a prime location for logistics, being home to a number of leading occupiers and well known brands including Amazon, CEVA, Siemens, Howard Tenens, H K Wentworth and Electrolube who all benefit from an abundant local labour supply and excellent transport connections.

According to data gathered during the 2020 ONS Annual Population Census Ashby benefits from a strong labour pool with a local population in Leicestershire of 1.1M to draw from. Of this population, 344,200 (33.4%) are based within Leicester and the remaining 706,200 (66.6%) in one of Leicestershire's 7 district authority areas. In the North West Leicestershire district, there are 103,600 residents.

## Wage Rates

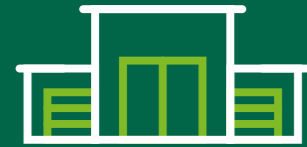
In 2020 the average workplace earnings for North West Leicestershire District were £566.60 per week compared to a national average of £589.90 per week.

## Enterprises

In 2020 there were 43,365 enterprises in the Leicester and Leicestershire area.

Over the period 2011 to 2020 the number of enterprises in the Leicester and Leicestershire area grew by 37.2% compared to a national average of 34.3%.

## Top three employment sectors:



Wholesale and retail trade; repair of motor vehicles and motorcycles (9,000 people)



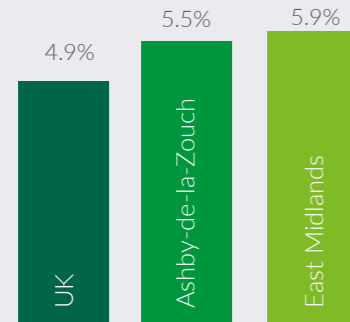
Transportation and logistics (8,000 people)



Manufacturing (8,000 people)



## Workforce employed in the logistics sector



Source: Nomis



## Unemployment rate in North Leicestershire

**3.4%**

Of the population of North Leicestershire

Source: Nomis



## Wage rates for skilled operatives

Leicester £566.60 p/w

United Kingdom £589.90p/w

Source: Totaljobs.com and Glassdoor.co.uk

# HGV Drive Times

Cities	Miles	Drive time
Derby	18	31 mins
Birmingham	30	36 mins
Stoke-on-Trent	44	57 mins
Stafford	49	59 mins

Rail Terminals	Miles	Drive time
East Midlands Gateway	10	13 mins
Hams Hall	22	25 mins
Birch Coppice	15.5	18 mins
DIRFT	36	46 mins

Ports	Miles	Drive time
Liverpool	106	2 hr 9 mins
Hull	111	1 hr 10 mins
London Gateway	144	2 hr 33 mins
Southampton	157	2 hr 45 mins
Harwich	186	3 hr 19 mins
Felixstowe	162	3hr 3mins

Airports	Miles	Drive time
East Midlands	10	16 mins
Birmingham	29	36 mins
Manchester	82	1 hr 43 mins
Heathrow	130	2 hr 7 mins

Motorway Junctions	Miles	Drive time
M1/A42 junction	10	13 mins
M6 Toll J9	27	32 mins



## HGV Drive Times

- 2 hours
- 3 hours
- 4.5 hours



LE65 1TH



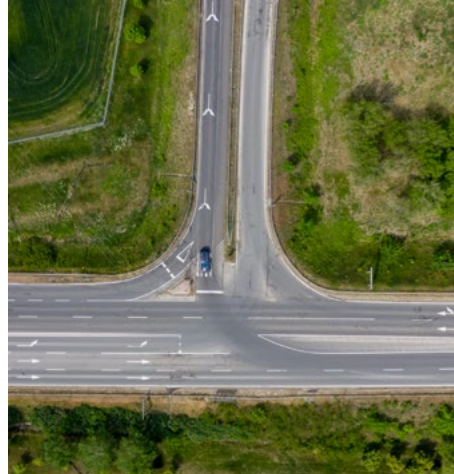
## Job Creation

The proposals will deliver a significant commercial investment and could create almost 1,000 new jobs, bringing major benefits for the local economy, at a time when the need for logistics and economic recovery has never been greater.



## Access

The proposed scheme includes an access from Corkscrew Lane providing a more direct link to the A511 and A42.



## Travel Plan

A travel/traffic study has been undertaken to explore the travel pattern and behaviour of employees to be assessed in order to identify the need for a potential shuttle bus service as a means of reducing car use.



# An imposing build with a premium specification

**Enhanced specification**  
Modern, glazed entrance with LED feature lighting



## Location

The vacant brownfield site directly adjoins the strategic road network, which makes it prime for logistics. The Transport Assessment concludes that there is capacity within the highway network to accommodate the development.



## Economic impact

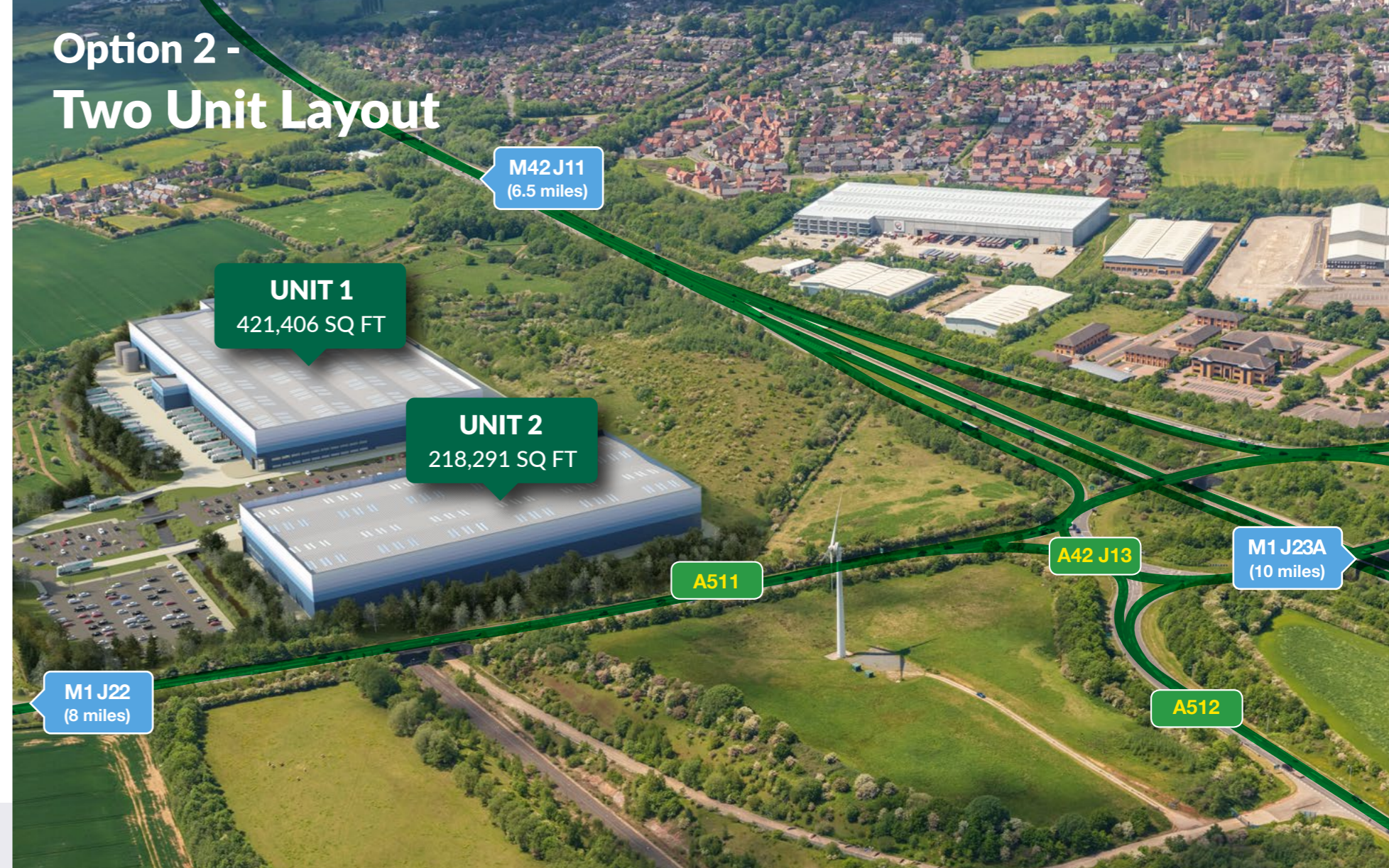
£35m-£45m of annual GVA, equivalent to an increase of 5-6% of North West Leicestershire's annual economic activity from transportation and storage.  
£10m-£17m increase in yearly tax revenues accruing to the treasury as a result of the scheme.



## Sustainability

BREEAM excellent, EPC A rated development. Biodiversity Net Gain including a financial contribution of £50,000 to relevant cause.  
Installation and maintenance of a non-mains system for foul drainage.







# Option 1 - Single Unit Layout

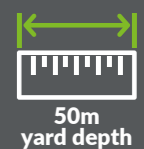
## Schedule of accommodation

**TOTAL GIA**  
736,487 SQ FT

**TOTAL GIA**  
68,422 SQ M

Warehouse	688,050 sq ft	63,922 sq m
Office (3 Floors)	34,444 sq ft	3,200 sq m
Goods In (2 Floors)	6,889 sq ft	640 sq m
Goods Out (2 Floors)	6,889 sq ft	640 sq m
Gatehouse	215 sq ft	20 sq m
<b>Total GIA</b>	<b>736,487 sq ft</b>	<b>68,422 sq m</b>

## Key features





# Option 2 - Two Unit Layout

## Schedule of accommodation Unit 1

**TOTAL GIA**  
**421,406 SQ FT**      **39,150 SQ M**

Warehouse	387,500 sq ft	36,000 sq m
Office (3 Floors)	19,913 sq ft	1,850 sq m
Goods In (2 Floors)	6,889 sq ft	640 sq m
Goods Out (2 Floors)	6,889 sq ft	640 sq m
Gatehouse	215 sq ft	20 sq m
<b>Total GIA</b>	<b>421,406 sq ft</b>	<b>39,150 sq m</b>



## Schedule of accommodation Unit 2

**TOTAL GIA**  
**218,291 SQ FT**      **20,280 SQ M**

Warehouse	207,635 sq ft	19,290 sq m
Office (3 Floors)	10,441 sq ft	970 sq m
Gatehouse	215 sq ft	20 sq m
<b>Total GIA</b>	<b>218,291 sq ft</b>	<b>20,280 sq m</b>

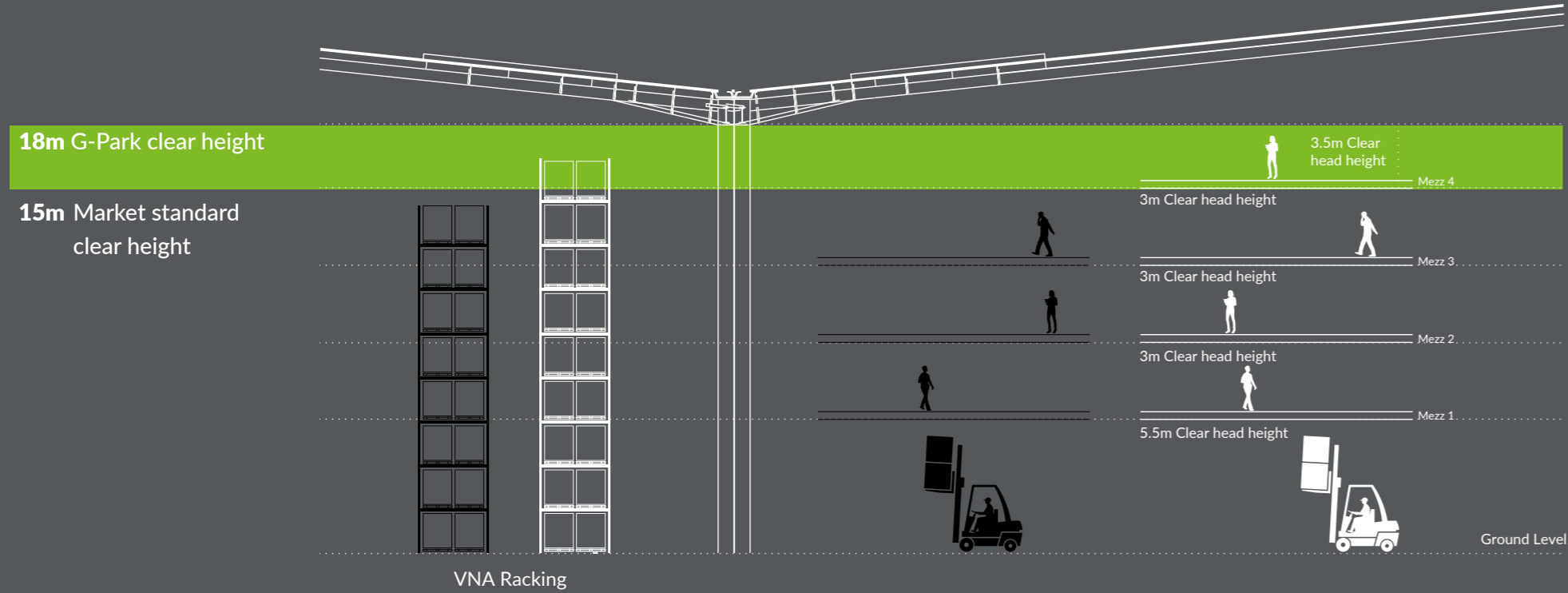




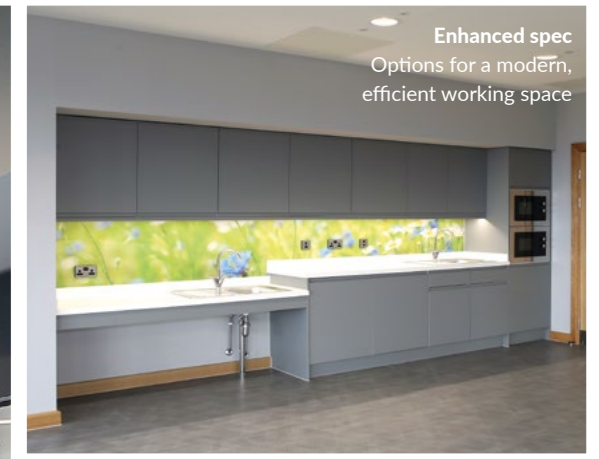
# Internal specification

What difference does the increased capacity make?

- ✓ Additional rack heights
- ✓ Extra pallet positions
- ✓ One additional mezzanine over and above a standard 15m to eaves building



Increased racking height with VNA  
Increased mezzanine floor capacity



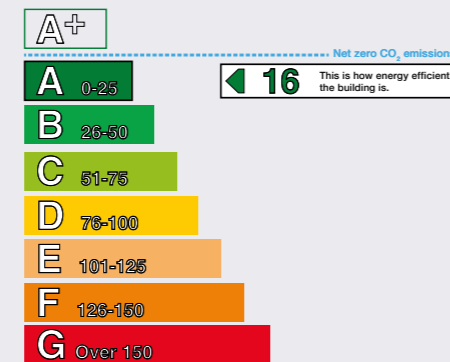
# Sustainability as standard

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

The GLP improved specification includes:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint



BREEAM® UK



BREEAM® UK New Construction 2018: Industrial (Shell and Core)



Rating: Excellent



## Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



## Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



## Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



## Optimising the use of natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



## Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



## Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

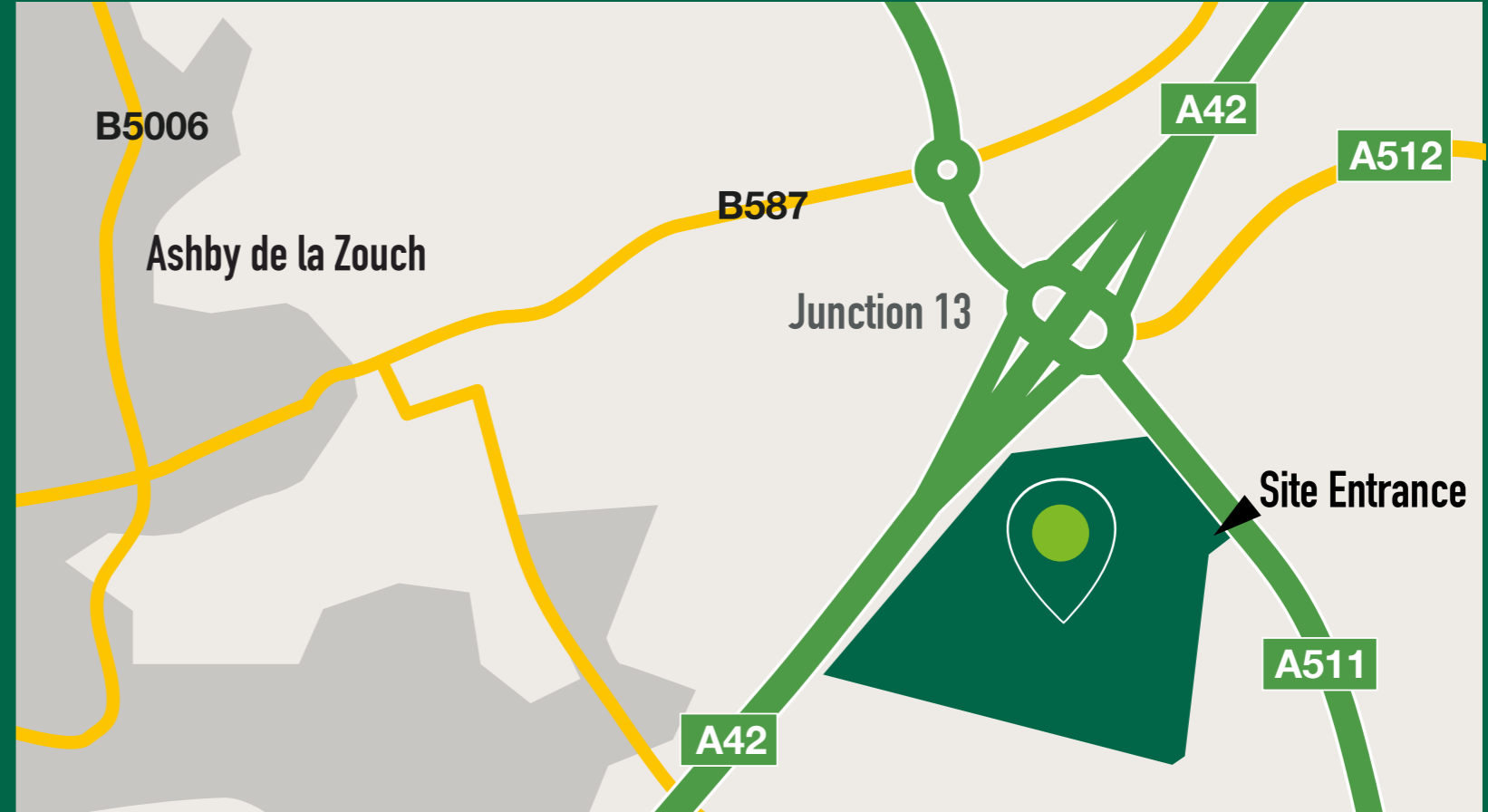
**BREEAM excellent, EPC A rated development.**

G-Park Ashby-de-la-Zouch



# Location and travel distances

# Location



Site Entrance  
what3words.com/  
townhouse.friends.foiled

# GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at [glp.com/global](http://glp.com/global)

Our European operating portfolio consists of more than 5.6 million SQ M across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M. To learn more about our European operations, please go to [eu.glp.com](http://eu.glp.com)

Learn more at [www.glp.com](http://www.glp.com)



3.9 million sq m  
operating portfolio



9 million sq m  
development in 30 years



4 million sq m  
development pipeline



Strong  
global presence





## Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



**Adrienne Howells**  
Senior Development Director, GLP

 [adrienne.howells@glp.com](mailto:adrienne.howells@glp.com)  
 +44 7908 901375

**James Atkinson**  
Development Director, GLP

 [james.atkinson@glp.com](mailto:james.atkinson@glp.com)  
 +44 7890 564941

**Alex Eade**  
Development Surveyor, GLP

 [alex.eade@glp.com](mailto:alex.eade@glp.com)  
 +44 07398 195069

**London office**  
50 New Bond Street  
London WS1 1BJ



GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. April 2021. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.




[glp.com/eu](http://glp.com/eu)



**Charles Binks**



 [charles.binks@knightfrank.com](mailto:charles.binks@knightfrank.com)  
 +44 (0) 7793 441 911

**James Clements**



 [james.clements@knightfrank.com](mailto:james.clements@knightfrank.com)  
 +44 (0) 7436 165015



**Adam McGuinness**

 [adam.mcguinness@carterjonas.co.uk](mailto:adam.mcguinness@carterjonas.co.uk)  
 +44 (0) 7860 943735

**Nick Waddington**

 [nick.waddington@carterjonas.co.uk](mailto:nick.waddington@carterjonas.co.uk)  
 +44 (0) 7912 770 618

**Site Entrance**  
[what3words.com/  
townhouse.friends.foiled](http://what3words.com/townhouse.friends.foiled)



**LE65 1TH**

G-Park Ashby  
de Lla Zouch,  
Leicestershire,  
LE65 1TH



for further  
information  
scan the  
QR code