

# G-Park Ashby

A state-of-the-art industrial and logistics build-to-suit warehouse spanning up to 753,477 sq ft – *infrastructure now complete!*



Build-to-suit opportunity



753,477 sq ft



High spec



Strategic location



Strong labour pool



LE65 1TH



Planning approved



net-Zero

A GLP net-Zero build



BREEAM  
'Excellent'

★★★★★

BRE GLOBAL



G+Plus

Building Communities & Wellbeing



Indicative options

GLP 

# Prime development site for logistics

G-Park Ashby is a 753,477 sq ft industrial and logistics build-to-suit warehouse with infrastructure now complete!

## Plot flexibility

The planning consent allows for the development of either one or two units depending on customer requirements.

### Indicative highlights

**TOTAL GIA**  
753,477 SQ FT

**179 HGV parking**

**TOTAL GIA**  
70,000 SQ M

**137 dock doors**

**66,079 acres (26,741 ha)**

**Exceeding regulations**



### STRATEGIC LOCATION

G-Park Ashby neighbours the Golden Triangle, which has some of the most efficient road and rail links in the UK.



### SUSTAINABLE AS STANDARD

Sustainability benefits are built into every development at no extra cost, including water harvesting, optimising natural light and implementing building environmental analytics to monitor energy usage.



Computer generated image

## Key statistics



Representative images



### BUILT FOR LOGISTICS



**753,477**  
sq ft



**70,000**  
sq m



**137**  
Dock doors



**10**  
Level access doors

### STORAGE CAPACITY



**18m**  
Clear internal height



**140,355**  
VNA pallet positions



**104,337**  
Wide aisle positions



**80 kN psm**  
Floor load

### ENERGY SUPPLY



**2,000 kVA**  
Incoming power supply



**Building**  
Environmental Analytics

### INCREASED PARKING



**545**  
Car parking spaces



**32**  
Electric car charging bays



**179**  
HGV parking spaces



**50m**  
Yard depth

### SUSTAINABILITY & WELL BEING



**Excellent**  
BREEAM fit-out rating



**A**  
EPC Rating



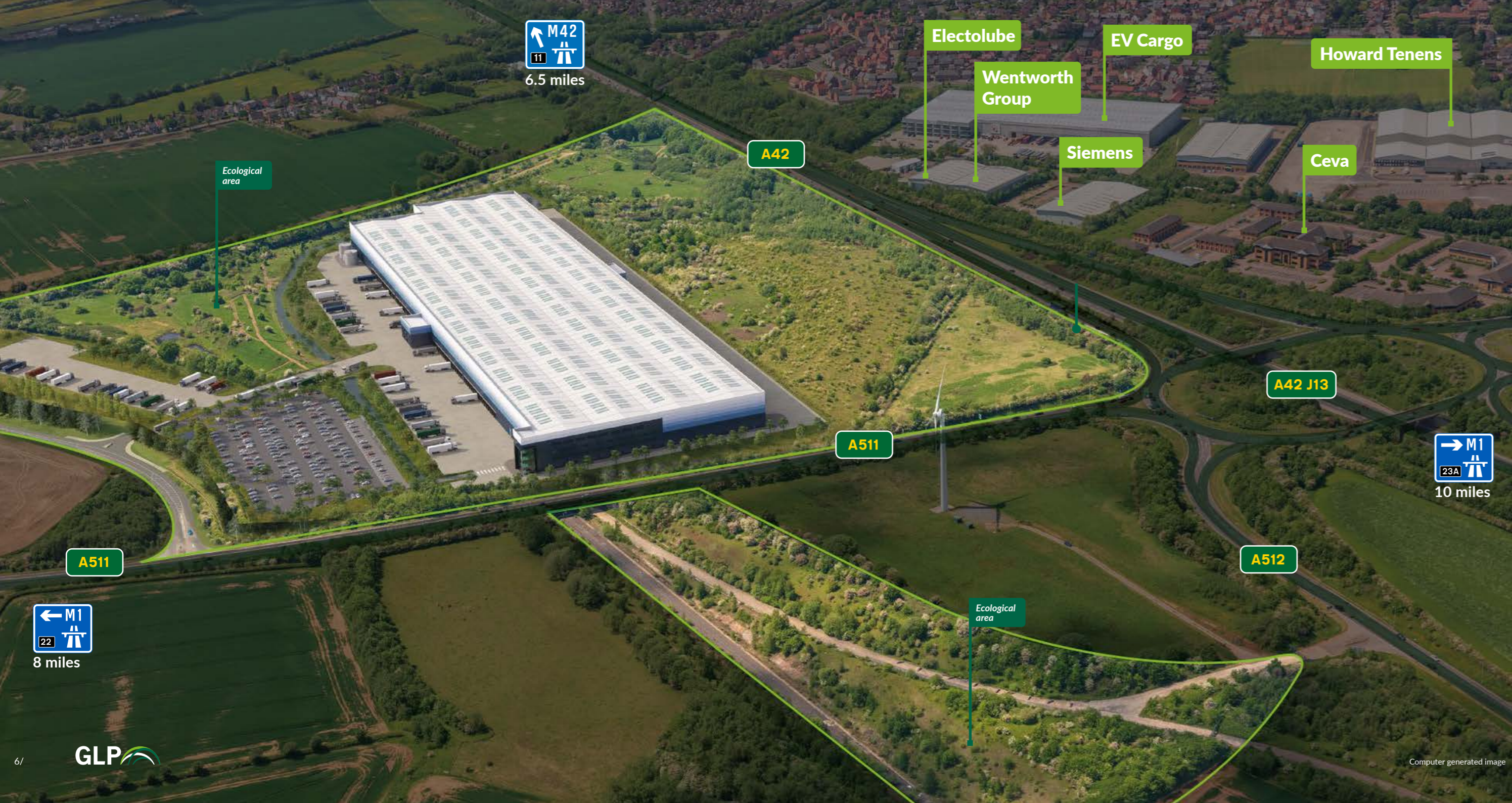
**G+Plus**  
benefits built in that make the difference

Internal ground floor level



**1.2m** dock wall height

**18m**  
clear internal height  
(from internal ground floor height level)



## An established location

# A hub of logistic specialists and retail outlets

Ashby serves as a prime location for logistics, being home to a number of leading occupiers and well known brands.

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.

Adjacent to the site is the home of a mixture of logistics specialists and retail outlets including:

- EV Cargo (Amazon)
- Siemens Transportation
- CEVA Logistics
- Howard Tenens
- Electrolube
- Wentworth Group
- M&S Foodhall
- Greggs
- Starbucks
- KFC
- McDonalds
- Esso
- ALDI
- B&M
- Premier Inn



The site was formerly occupied by 'The Lounge Coal Preparation and Disposal Point' (photographed here in 1990)

## The right location

# Strategically located & well connected

G-Park Ashby is centrally located in North West Leicestershire neighbouring the Golden Triangle for logistics.

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.

### 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.

### Additional access being proposed

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



## HGV DRIVE TIMES

Destination	Miles	Ports	Miles
A42 Junction 13	1	Immingham	100
M42 Junction 11	6.5	Liverpool Docks	106
M1 Junction 23A	10	London Gateway	142
M6 Junction 4	24.5	Felixstowe	162
Leicester	55	Portsmouth	171
Rugby	7.5	Dover	200
Birmingham	30		
Coventry	31		
Manchester	90		
Central London	114		
		Rail Freight terminals	Miles
		East Midlands Gateway Rail Freight Terminal	10
		Birch Coppice	15.5
		Hams Hall	22
		Daventry International Rail Freight Terminal (DIRFT)	36
		Airports	Miles
		East Midlands Airport	10
		Birmingham Airport	29
		Luton Airport	85
		Manchester Airport	82

Source: Google Maps



townhouse.friends.foiled  
ASHBY DE LA ZOUCH, LEICESTERSHIRE

## ROAD



**Major road links**  
Junction 11 of the M42, via the A42 is 6.5 miles to the South.



**Major road links**  
Junction 23A of the M1, via the A42 is 10 miles to the North.



**Major road links**  
Junction 21 of the M1, via the A511 is 8 miles to the South.

## RAIL



**11 miles**

**100 miles**

### Rail freight terminal direct to docks

G-Park Ashby is serviced by East Midlands Gateway Rail Freight Terminal, Birch Coppice (service direct to Felixstowe), Hams Hall and Daventry International Rail Freight Terminal (DIRFT) – a rail freight terminal that has access to West Coast Mainline; UK's primary freight route.

## AIR



**11 miles**

**East Midlands Airport**  
The A42 provides access to East Midlands Airport (containing a freight hub) which is only 10 miles to the North East.

**28 miles**

**Birmingham International Airport**  
The A42 provides access to the M42 motorway and Birmingham International Airport which is 29 miles to the South.

## The location

# Established & thriving labour pool

### Workforce

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 1.1 million 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

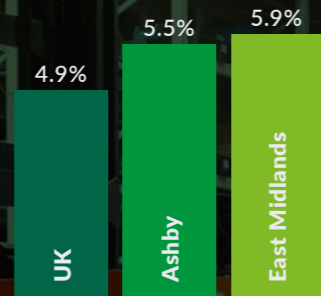
In 2020 the average workplace earnings for North West Leicestershire District were £566.60 per week compared to a national average of £589.90 per week.

### 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%.

### Workforce employed in the logistics sector

Source: Nomis



### Unemployment rate in North Leicestershire

Source: Nomis

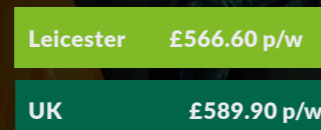
**3.4%**

of the population of North Leicestershire

Source: Nomis

### Wage rates for skilled operatives

Source: Totaljobs.com & Glassdoor.co.uk



### 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**

# Site plan & spec

18m

Clear internal height



# G-Park Ashby

A state-of-the-art, industrial and logistics build-to-suit warehouse spanning 753,477 sq ft – infrastructure now complete!



## G-Plus – building environments that work for you!

Transport + Managing Assets + Workplace + Community + Wellbeing

We believe that working in an environment with such great amenities make the difference. Our parks are designed to promote the health and wellbeing of our customers and the wider community, which is why we say, 'we're more than a logistics building'.

### G-Park Ashby – G-Plus highlights\*



## G+Plus

\*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

## SCHEDULE OF ACCOMMODATION

<b>TOTAL GIA</b>	<b>TOTAL GIA</b>
<b>753,477 SQ FT</b>	<b>70,000 SQ M</b>

Warehouse	669,196 sq ft	62,170 sq m
Office undercroft	18,879 sq ft	1,754 sq m
Offices (2 floors)	37,757 sq ft	3,508 sq m
Plant deck meeting room	1,238 sq ft	115 sq m
Core/lobby	5,715 sq ft	531 sq m
Core 2	2,878 sq ft	267 sq m
Core 3	2,787 sq ft	259 sq m
Transport office 1	7,406 sq ft	688 sq m
Transport office 2	7,406 sq ft	688 sq m
Gatehouse	215 sq ft	20 sq m
<b>Total GIA</b>	<b>753,477 sq ft</b>	<b>70,000 sq m</b>

## KEY FEATURES







## G-Park Ashby

# Increased clear height capacity



18m clear height

### WHAT DIFFERENCE CAN THE INCREASED CAPACITY MAKE?

#### More pallet storage

Higher racking systems can be installed, allowing for an additional 10-30% more pallet positions compared to a 15m clear height.

#### Improved space utilisation

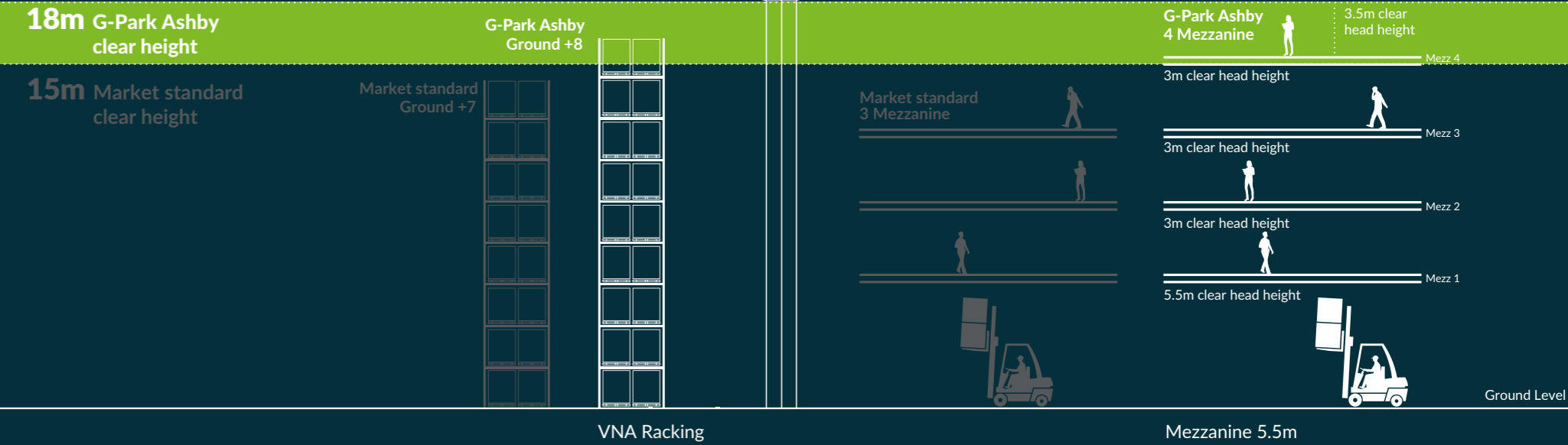
The additional vertical space allows for optimizing storage layout and minimizing wasted space.

#### Reduced picking times

With higher racking, order pickers can access goods faster, improving picking efficiency and throughput.

#### Future-proofing

A taller warehouse can adapt to changing storage needs and accommodate larger or bulkier items in the future.





**Unit 1**

499,964 sq ft  
(46,448 sq m)

**Unit 2**

239,527 sq ft  
(22,253 sq m)



**Alternative build-to-suit indicative layouts**

# Discover a warehouse that works as hard as you do

We also offer other build-to-suit indicative options, designed to streamline workflows, maximise storage and boost productivity.

**Benefits of a build-to-suit option:**



**Reduce costs**

Optimise space, equipment, and energy use



**Greater design control**

Design a space that reflects your unique needs



**Increased ROI**

Find the layout that unlocks your growth potential



**Future-proof flexibility**

Adapt to changing demands with ease

## Alternative layouts

### Unit 1

Indicative layout

**TOTAL GIA**

**499,964 SQ FT**

**TOTAL GIA**

**46,448 SQ M**

Warehouse	441,050 sq ft	40,975 sq m
Office undercroft	11,271 sq ft	1,047 sq m
Office (2 floors)	22,542 sq ft	2,094 sq m
Plant deck meeting room	1,238 sq ft	115 sq m
Core/lobby	5,529 sq ft	514 sq m
Core 2	2,878 sq ft	267 sq m
Transport office 1	7,621 sq ft	708 sq m
Transport office 2	7,621 sq ft	708 sq m
Gatehouse	215 sq ft	20 sq m
<b>Total GIA</b>	<b>499,964 sq ft</b>	<b>46,448 sq m</b>

15m clear height

8 level access

71 dock doors

52 HGV parking

434 car parking

20 charging car bays

### SITE PLAN



### SITE PLAN



### Unit 2

Indicative layout

**TOTAL GIA**

**239,527 SQ FT**

**TOTAL GIA**

**22,253 SQ M**

Warehouse	211,135 sq ft	19,615 sq m
Office undercroft	5,331 sq ft	495 sq m
Office (2 floors)	10,661 sq ft	990 sq m
Plant deck meeting room	1,615 sq ft	150 sq m
Core/lobby	5,490 sq ft	510 sq m
Transport office	5,081 sq ft	472 sq m
Gatehouse	215 sq ft	20 sq m
<b>Total GIA</b>	<b>239,527 sq ft</b>	<b>22,253 sq m</b>

15m clear height

2 level access

21 dock doors

40 HGV parking

219 car parking

12 charging car bays

# Best-in-class specifications including flexible docks and level access

The GLP Standard warehouse door provision comprises a combination of dock and level entry doors. The docking pack includes trailer lights, bollards, dock shelters and traffic lights on each dock position as standard. GLP only install equipment from market-leading providers.

Representative images



Ample HGV parking



Standard & large dock doors



Level access provided



Standard 50m yard depth



50m yard depth and suitable for 44 tonne HGV traffic, ensuring quality and durability.

## FLEXIBLE OPERATION

Level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.



## BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.



## Warehouse highlights

# A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting, this provides the optimal energy efficient solution for any type of operation.

Representative images



Energy-efficient LED lighting is used throughout.



Excellent air tightness



Quality & premium floor



Max. flexibility for racking



Optimising natural light

## LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.

## OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting – and the associated running costs.

# Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit out.

Representative images



## MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.

## OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



## MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.



GLP washroom facilities are to a market-leading specification.

# Building environments that work for you

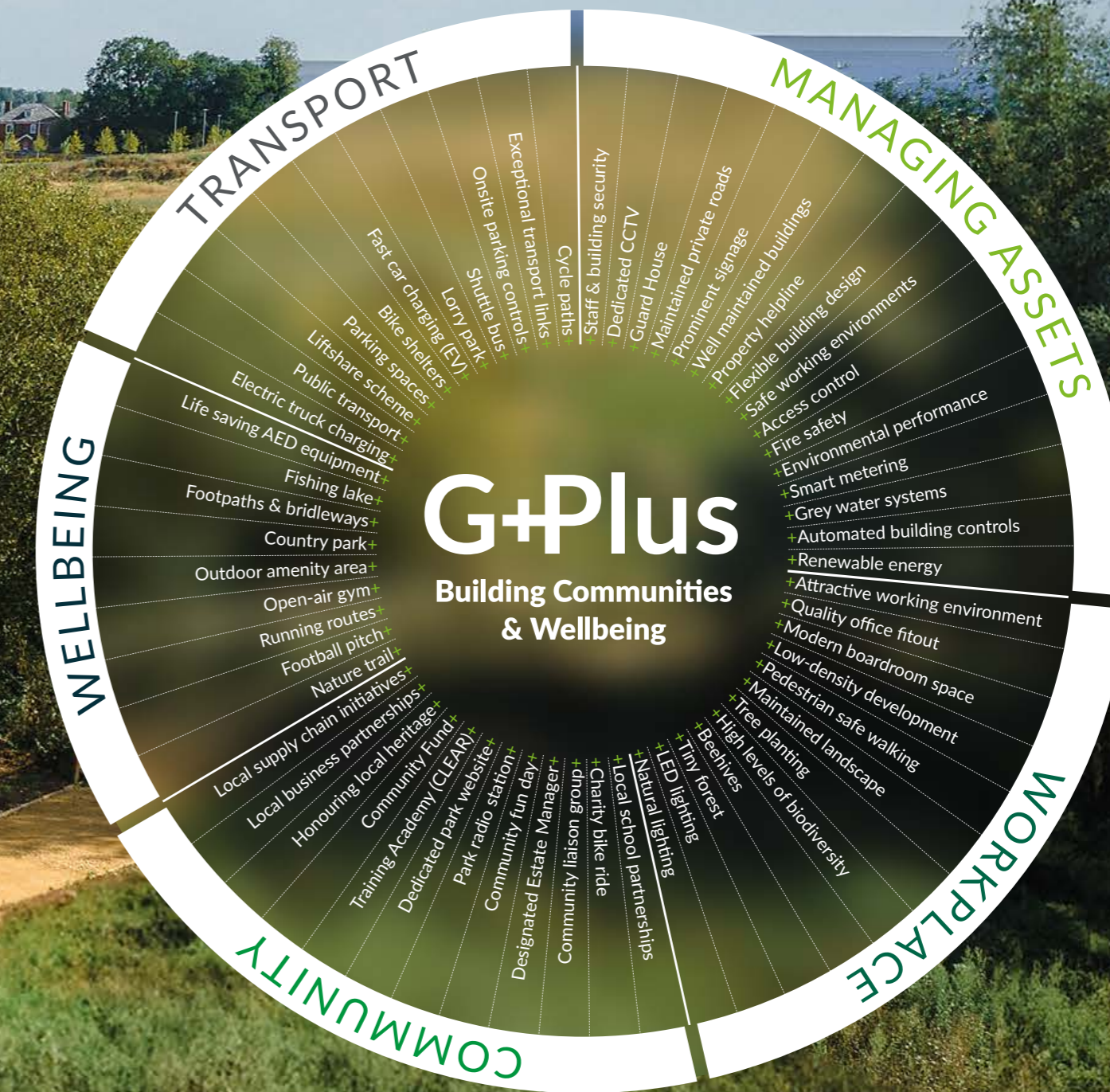
**Transport+Managing Assets+Workplace+Community+Wellbeing**

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus – an initiative from GLP.

We're more than a logistics park

# G+Plus

Building Communities & Wellbeing





Parking spaces



Exceptional transport links



Fast car charging (EV)



Bike shelters



Maintained private roads



Property helpline



Well maintained buildings



Environmental performance



Attractive work environment



Maintained landscape



Bees, apiaries & honey production



Low-density development



Charity bike ride



Local supply chain initiatives



Local business partnerships



Outdoor amenity area



Footpaths & bridleways



Nature trail

# Benefits of working at G-Park Ashby

G-Park Ashby is committed to creating a pleasant, healthy and safe workplace for all. We provide a range of benefits\* – including outdoor seating, safe and secure parking, high levels of biodiversity and a high quality modern attractive working environment – for everyone to enjoy.

## We're more than a logistics park

### +Transport+

Transport links are the lifeblood of every logistics business. All our sites are more connected and more accessible, with superb strategic locations and unrivalled in transport connectivity. Your workforce can utilise on-site parking, public transport, cycle to work or even join a liftshare scheme. This all helps to create a great place to work, where your team can thrive. And as every business knows, a happy workforce is a productive workforce.

- + Parking spaces
- + Bike shelters
- + Fast car charging (EV)
- + Onsite parking controls
- + Exceptional transport links



Bike shelters



Maintained private roads



Property helpline

### +Managing Assets+

We're here to help you run your business. When you move your business to a Magna Park, G-Park or G-Hub we give you access to a property helpline and a range of services and amenities. Our team are committed to helping you run your business as efficiently and smoothly as possible.

- + Staff and building security
- + Guard house
- + Maintained private road
- + Prominent signage
- + Well maintained buildings
- + Property helpline
- + Flexible building design
- + Safe working environments
- + Access control
- + Fire safety
- + Environmental performance
- + Smart metering
- + Grey water systems
- + Automated building controls
- + Renewable energy



Low-density development

### +Workplace+

Our logistics and distribution buildings are carefully created and maintained working environments that provide a great place to work – one that reflects positively on your brand. Attractive modern architecture, well-lit areas and low-density landscaped developments with high levels of biodiversity including tree planting and apiaries create a healthy, productive workplace for you and your team.

- + Attractive working environment
- + Quality office fitout
- + Modern boardroom space
- + Low-density development
- + Pedestrian safe walking
- + Maintained landscape
- + Tree planting
- + High levels of biodiversity
- + LED lighting
- + Natural lighting



Attractive work environment



Fast car charging (EV)



Exceptional transport links



Tree planting

### +Community+

As the logistics industry continues to grow, we're committed to contributing to the communities in which we operate. Our goal is to build meaningful, productive, harmonious and long-lasting relationships with these communities. We work with local schools, universities and our own Academy to give local talent the opportunities they need to thrive. We fund initiatives and charities that will bring about long-term benefits for the local community.

- + Charity bike ride
- + Local business partnerships
- + Local supply chain initiatives



Charity bike ride



Footpaths & bridleways



Guard House



Maintained landscape

### +Wellbeing+

At GLP, we believe that it is essential to nurture 'wellbeing'. It is fundamental in attracting and retaining the best talent and contributing to provide a great place to work – helping to build a sense of community. All our buildings are WELLness certified, but we go beyond the building. Running routes, country parks, open-air gyms, footpaths and recreation areas all help your team become healthier and happier, leading to improved performance.

- + Outdoor amenity area
- + Footpaths and bridleways

# G+Plus

Building Communities & Wellbeing

\* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.



# Our commitment to sustainability and biodiversity

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.



**BREEAM® UK**

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



Rating: Excellent



## THE GLP ENHANCED SPECIFICATION:

- ✔ 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



### Building Environmental Analytics

#### Monitoring energy usage

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



### Recycling performance

#### Recycled & recyclable materials

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



### Optimising natural light

#### Optimising natural light

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



### Reducing water usage

#### Reducing water usage

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



### Cost-effective

#### Cost-effective

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



### Exceeding regulations

#### Exceeding requirements

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

# GLP in Europe

**GLP** is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

**Learn more at [glp.com/global](https://glp.com/global)**

Our European operating portfolio consists of more than 9.1 million SQM 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 3.5 million SQM. **To learn more about our European operations, please go to [eu.glp.com](https://eu.glp.com)**



**9.1 million sq m  
operating portfolio**



**>10 million sq m  
development in 30 years**



**3.5 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:



**James Atkinson**  
Development Director, GLP

 james.atkinson@glp.com  
 +44 (0)20 7901 4455

**Alex Eade**  
Development Surveyor, GLP

 alex.eade@glp.com  
 +44 (0)20 7901 4455


**London office**  
50 New Bond Street  
London W1S 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 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



eu.glp.com





**Charles Binks**  
 charles.binks@knightfrank.com  
 +44 (0)7793 441 911

**James Clements**  
 james.clements@knightfrank.com  
 +44 (0)7436 165 015



**Adam McGuinness**  
 adam.mcguinness@carterjonas.co.uk  
 +44 (0)7860 943 735

**Nick Waddington**  
 nick.waddington@carterjonas.co.uk  
 +44 (0)7912 770 618

## G-Park Ashby



**For the latest news and onsite progress visit**  
<https://eu.glp.com/property/g-park-ashby/>



**LE65 1TH**

**G-Park Ashby**  
Ashby-de-la-Zouch  
Leicestershire  
LE65 1TH



**townhouse.friends.foiled**  
ASHBY DE LA ZOUCH, LEICESTERSHIRE