

Ashby

United Kingdom



753,477 sq ft
available space



18 metres
clear height



Excellent
BREEAM certified



Built-to-suit
opportunity



Sat Nav **LE65 1TH**
///townhouse.friends.foiled

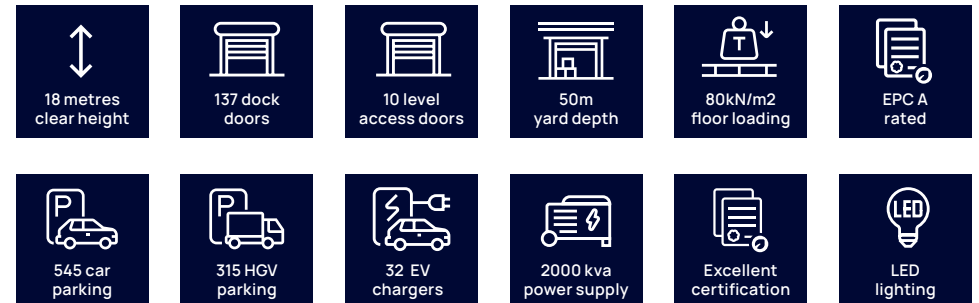
Marq Logistics Ashby

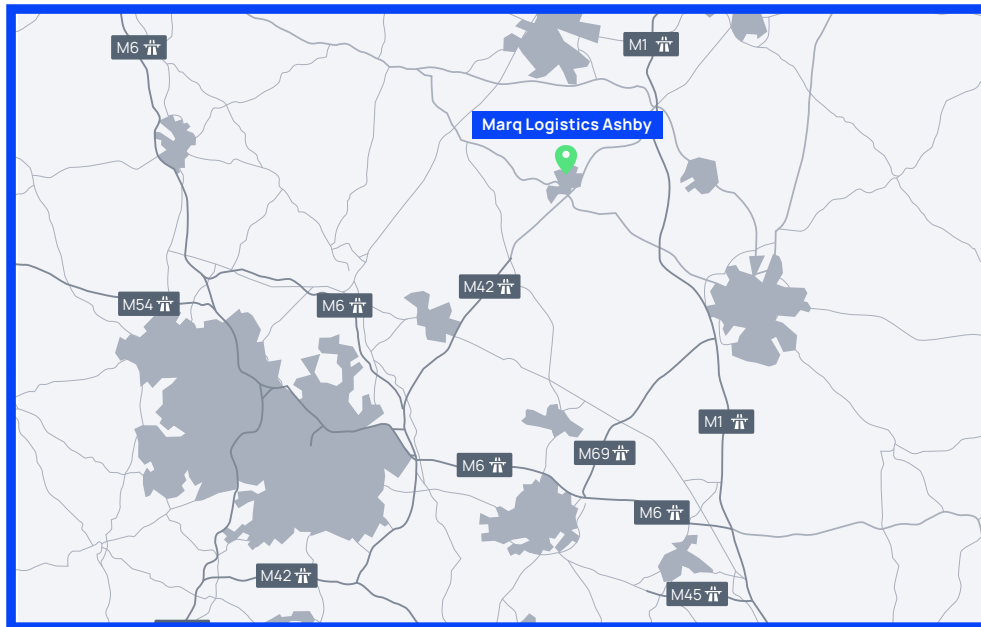
Strategically located & well connected

Marq Logistics Ashby is centrally located in North West Leicestershire a core East Midlands logistics 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.

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





Motorway access

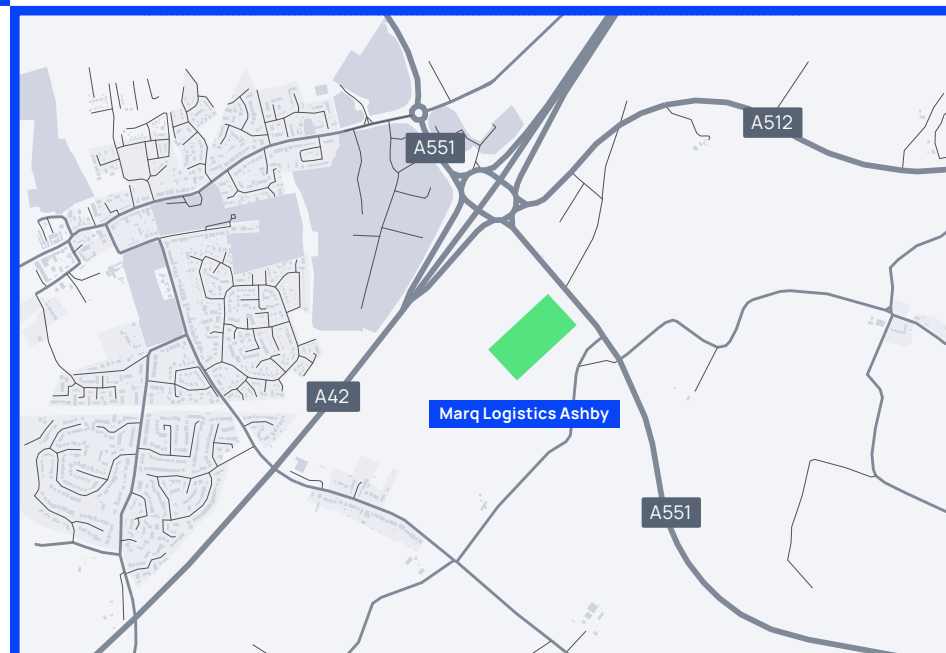


A42 Junction 13	1 mile	13 mins
M42 Junction 11	6.5 miles	10 mins
M1 Junction 23A	10 miles	16 mins
M6 Junction 4	24.5 miles	38 mins



Key cities

Rugby	7.5 miles
Birmingham	30 miles
Coventry	31 miles
Leicester	55 miles
Manchester	90 miles
London	114 miles



Marq Logistics Ashby

At the heart of the nation's supply chain



Population

ca. 30 mins	ca. 1,264,434 people
ca. 60 mins	ca. 5,506,123 people
ca. 90 mins	ca. 9,123,654 people
ca. 120 mins	ca. 12,532,444 people



Ports

Immingham	100 miles
Liverpool Docks	106 miles
London Gateway	142 miles
Felixstowe	162 miles
Portsmouth	171 miles



Airports

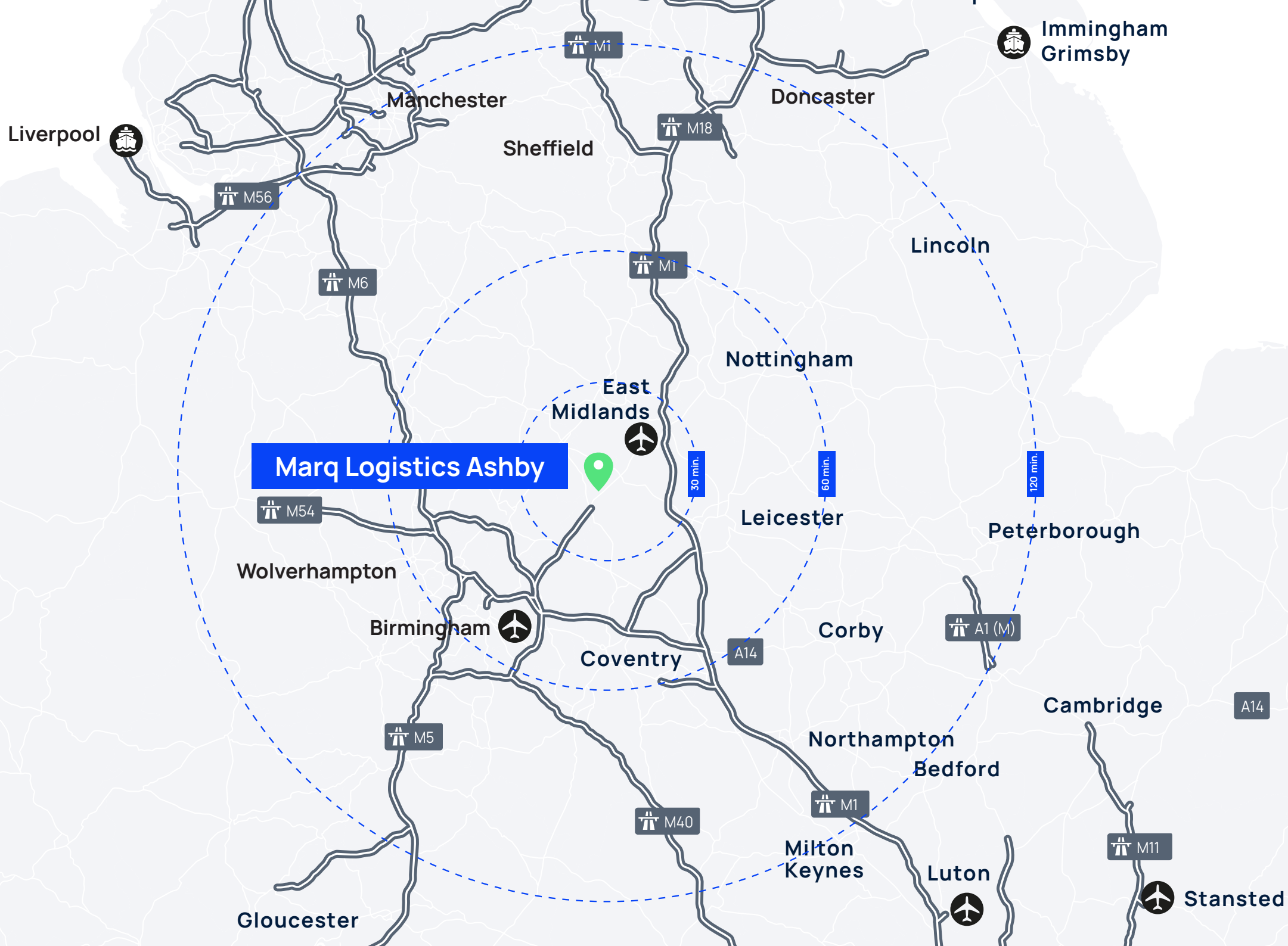
East Midlands Airport	10 miles
Birmingham Airport	21 miles
Luton Airport	85 miles
Manchester Airport	82 miles



Rail freight

East Midlands Gateway	10 miles
Birch Coppice	15 miles
Hams Hall	22 miles
Daventry International	36 miles

Source: Google maps



Available space (Option 1)

and technical specification



753,477
Available space



84,066
Office space



10
Level access doors



137
Dock doors



50Kn/m2
Floor loading



315
HGV parking spaces



545
Car parking spaces



140,355
Pallet positions

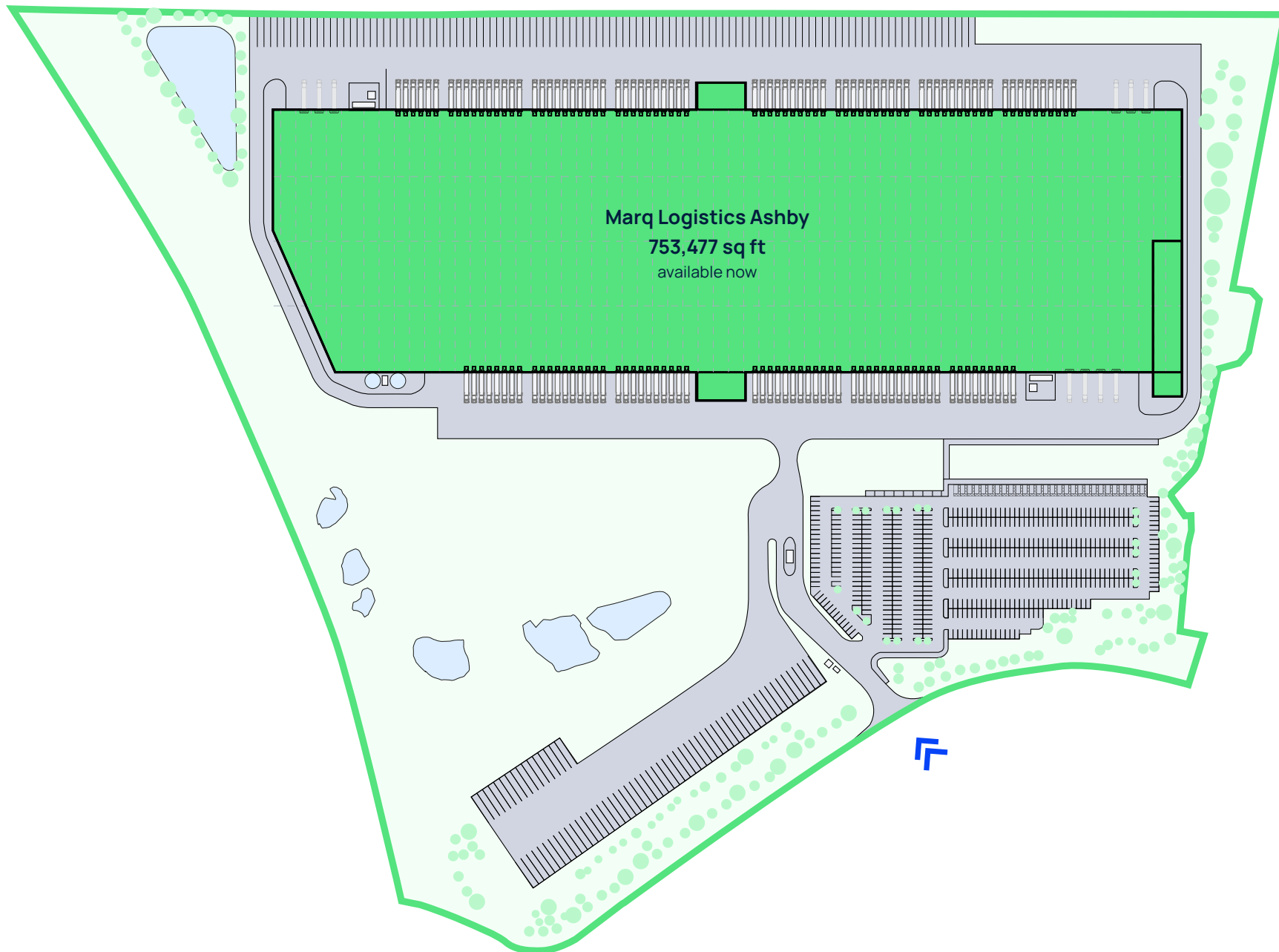


18 m
Clear height



50 m
Yard depth





Available space (Option 2)

and technical specification

Unit A



222,489
Available space



58,699
Office space



2
Level access doors



28
Dock doors



50 Kn/m2
Floor loading



70
HGV parking spaces



244
Car parking spaces



20
EV chargers



18 m
Clear height



65 m
Yard depth

Unit B



483,083
Available space



28,177
Office space



5
Level access doors



36
Dock doors



50 Kn/m2
Floor loading



93
HGV parking spaces



432
Car parking spaces



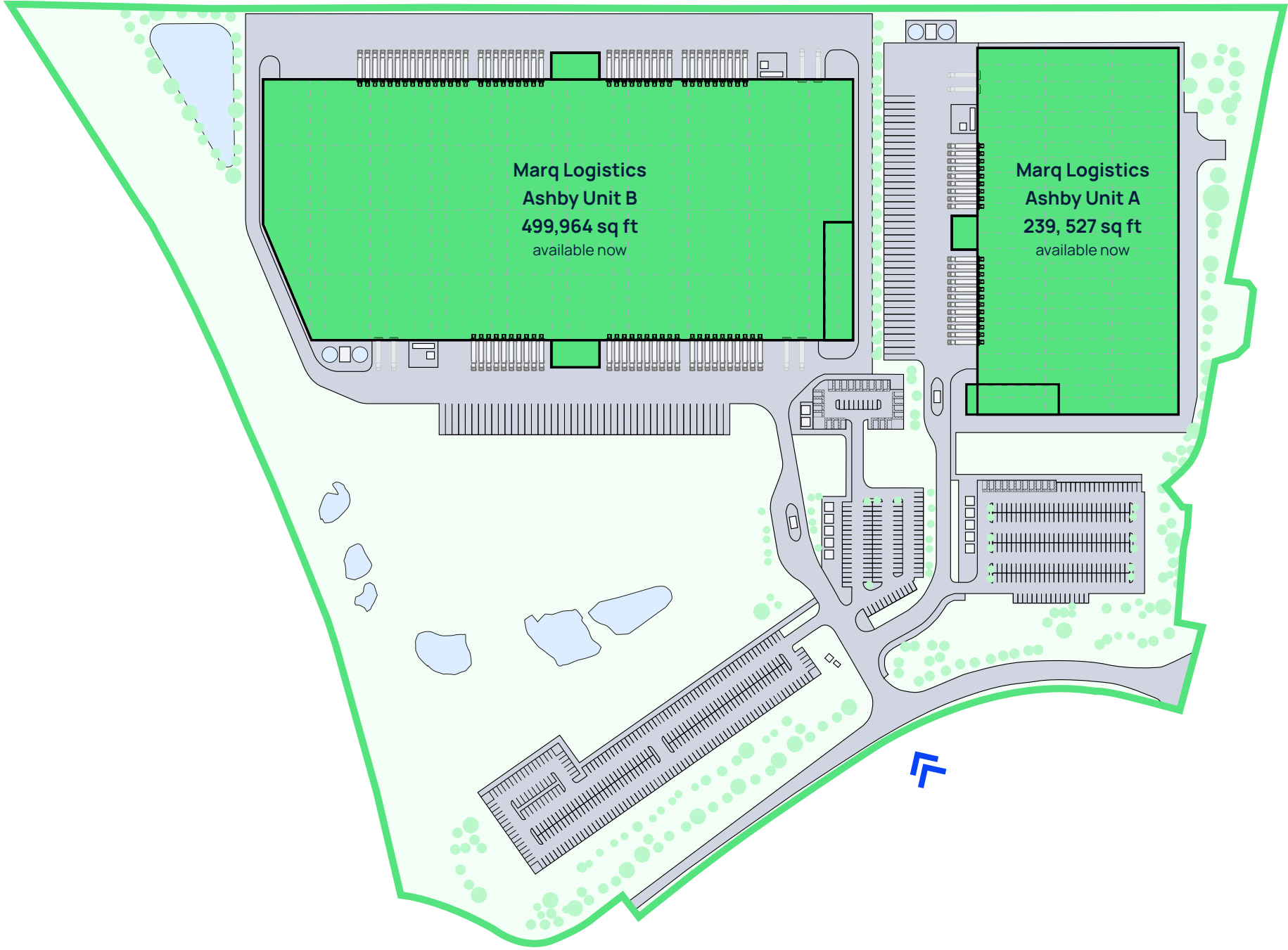
12
EV chargers



18 m
Clear height



65 m
Yard depth



Marq Logistics
Ashby Unit B
499,964 sq ft
available now

Marq Logistics
Ashby Unit A
239, 527 sq ft
available now



Designed

with wellbeing in mind

ESG considerations are embedded into the design and operation of our logistics buildings throughout their lifecycle. Our developments incorporate energy-efficient systems, solar-ready roofs, smart metering and water management solutions to reduce environmental impact and support operational efficiency.

Sustainable construction approaches focus on lowering embodied carbon and supporting long-term adaptability, while thoughtful landscape and site planning contribute to biodiversity and user well-being. Together, these solutions deliver resilient, future-ready assets aligned with our customers' sustainability goals.



EPC
A Rated



BREEAM
Excellent



LED
lighting



EV charging
stations



Solar ready
roofs



Smart
metering



Water
management



Supporting
biodiversity



Tree
planting







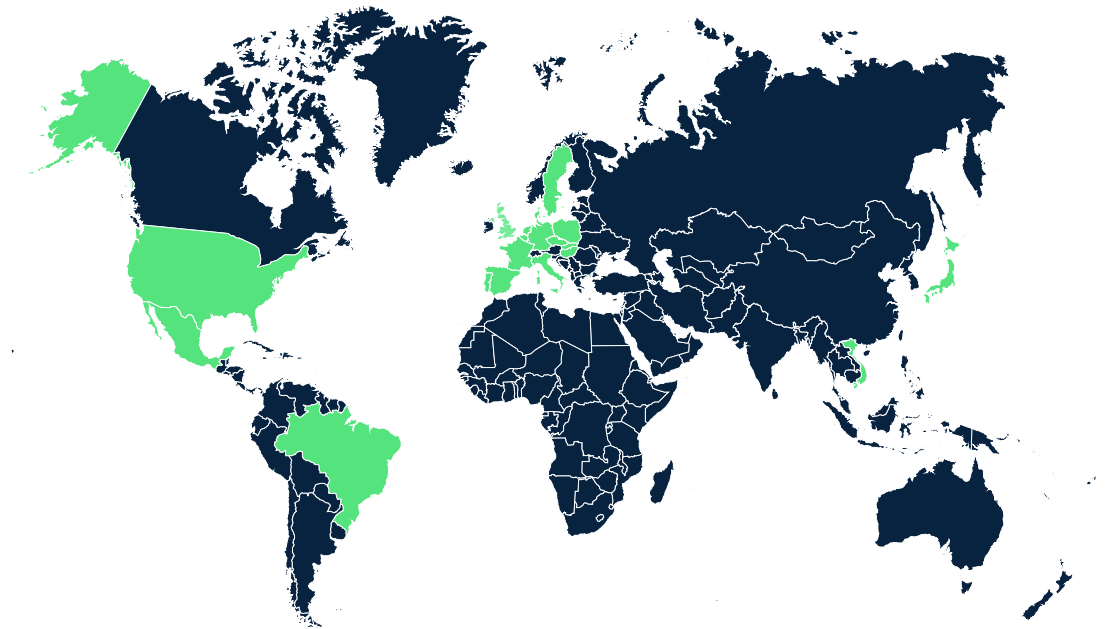


Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.eu.glp.com





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

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