

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



Indicative
options

GLP 

eu.glp.com

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

Computer generated image



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.



Key statistics



Representative images



BUILT FOR LOGISTICS

TOTAL GIA
753,477
sq ft

TOTAL GIA
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
A42 Junction 13	1
M42 Junction 11	6.5
M1 Junction 23A	10
M6 Junction 4	24.5
Leicester	55
Rugby	7.5
Birmingham	30
Coventry	31
Manchester	90
Central London	114



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

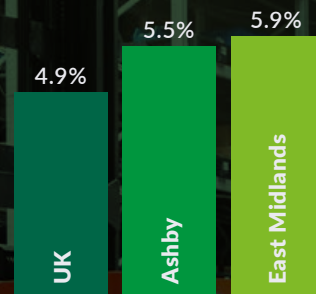
In 2020 the average workplace earnings for North West Leicestershire District were £566.60 per week compared to a national average of £589.90 per week.

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

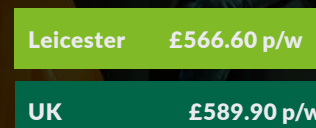
Source: Nomis

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

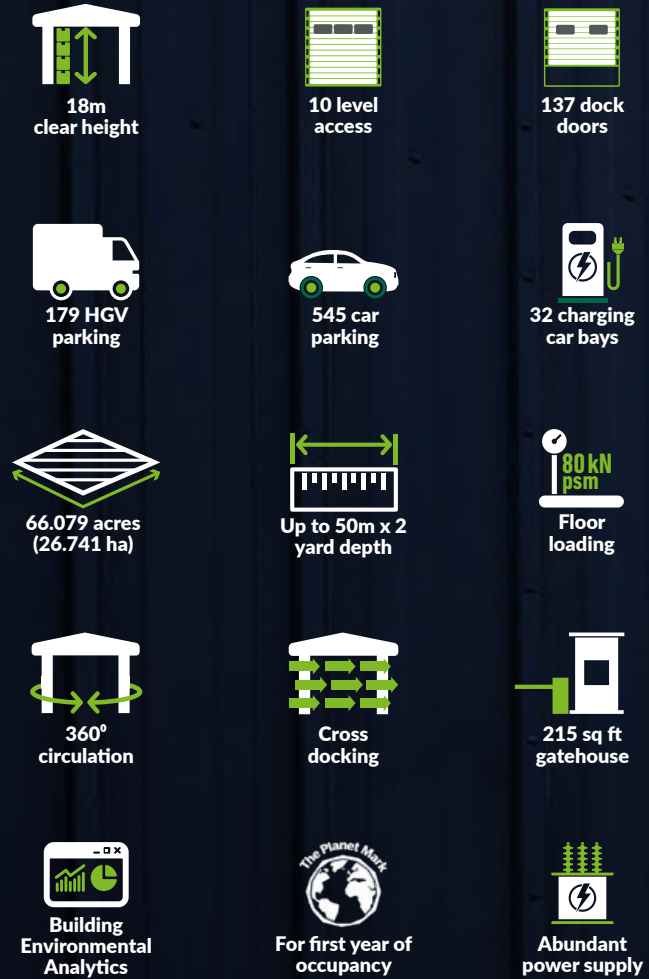
*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

SCHEDULE OF ACCOMMODATION

TOTAL GIA	TOTAL GIA
753,477 SQ FT	70,000 SQ M

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
Total GIA	753,477 sq ft	70,000 sq m

KEY FEATURES





G-Park Ashby

Increased clear height capacity



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.

18m G-Park Ashby clear height

G-Park Ashby
Ground +8

15m Market standard clear height

Market standard
Ground +7

Market standard
3 Mezzanine

G-Park Ashby
4 Mezzanine

3.5m clear head height

3m clear head height

3m clear head height

3m clear head height

5.5m clear head height

VNA Racking

Mezzanine 5.5m

Ground Level



Unit 1

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

Unit 2

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



Indicative
options

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
Total GIA	499,964 sq ft	46,448 sq m



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
Total GIA	239,527 sq ft	22,253 sq m



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.



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.



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



GLP washroom facilities are to a market-leading specification.



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.

Building environments that work for you

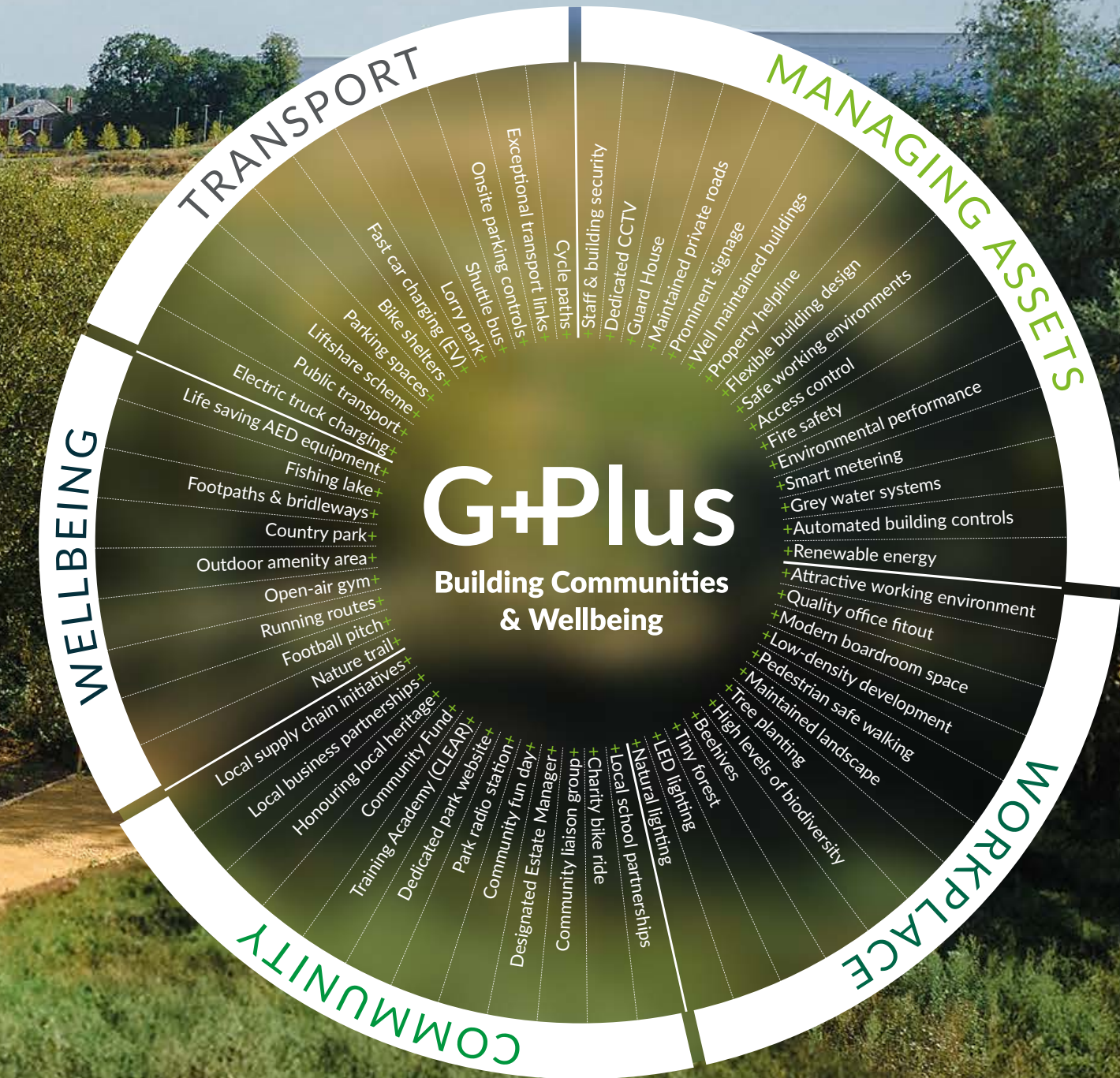
Transport+Managing Assets+Workplace+Community+Wellbeing

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



Staff & building security



Maintained private roads



Bike shelters



Property helpline



Low-density development



Attractive work environment



Fast car charging (EV)



Tree planting



Exceptional transport links



Maintained landscape



Footpaths & bridleways



Guard House



Charity bike ride

+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

+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

+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

+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

+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)



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

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**



**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

Spencer Alderton
Development Surveyor, GLP

 spencer.alderton@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. June 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

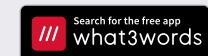


For the latest news and onsite progress visit
<https://eu.glp.com/property/g-park-ashby/>



LE65 1TH

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



townhouse.friends.foiled
ASHBY DE LA ZOUCH, LEICESTERSHIRE