

A Prime Development
in the heart of the
Midlands with direct
access to the M1

Leicester

M1 BEEHIVE ZON

28,000sq ft – 227,000sq ft.

Caddick.

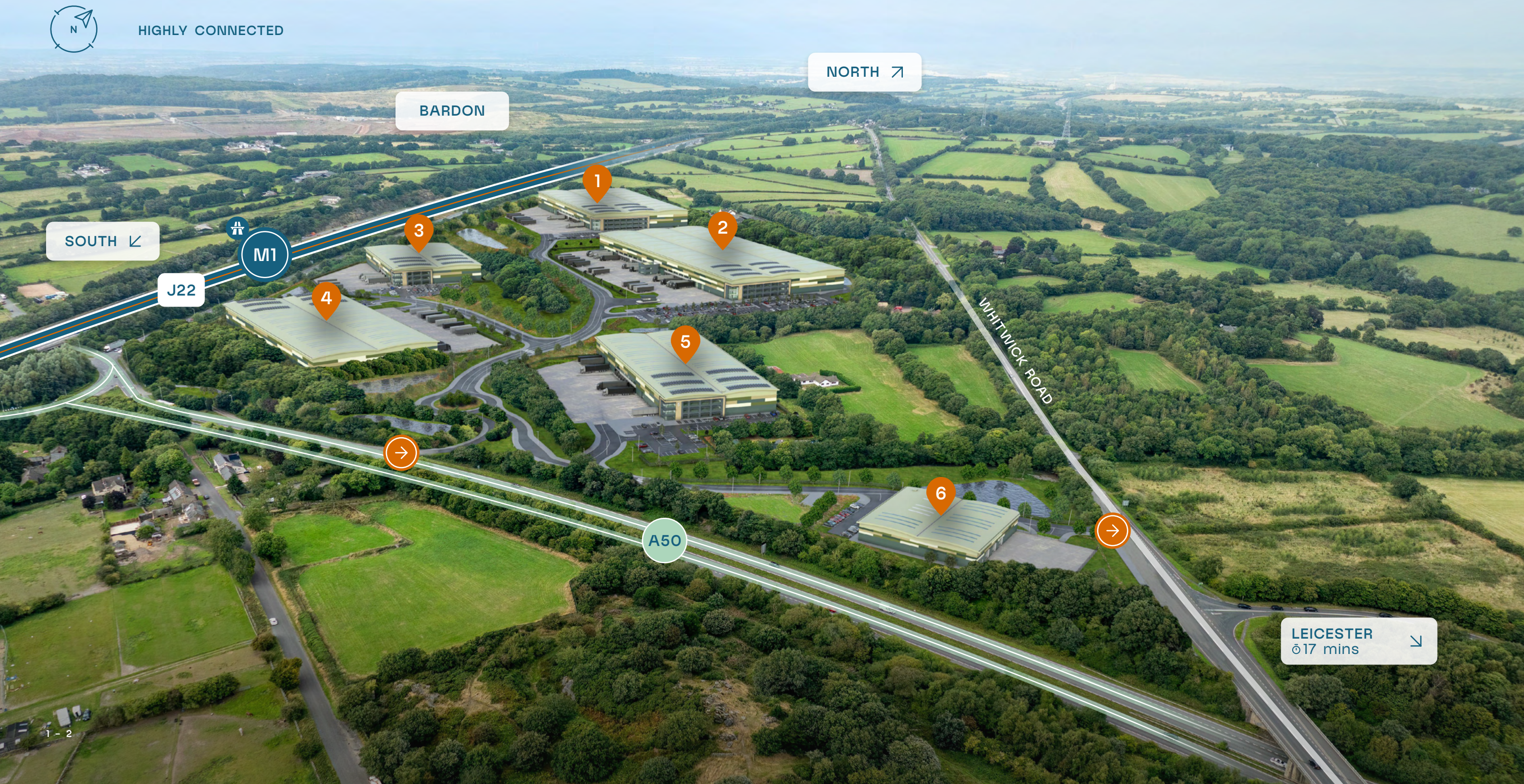
Strategically located adjacent to the M1, with direct access to Junction 22



HIGHLY CONNECTED

LOCATION

The site benefits from a highly strategic position offering direct access to Junction 22 of the M1 motorway, placing it at the heart of the UK's logistics network. From this location, occupiers gain immediate north-south access via the M1, connecting swiftly to London, the Midlands, and the North of England. Junction 22 also links seamlessly to the A50 and A42, offering strong east-west connections to Derby, Stoke-on-Trent, Birmingham, and the wider West Midlands. In addition, East Midlands Airport is less than 20 minutes away, providing both passenger and dedicated freight services.











Welcome to a next-generation development, engineered for tomorrow.

OVERVIEW

Combining flexible plots, modern facilities, and excellent connectivity, this development offers more than just space - it provides a sustainable foundation for growth. Situated directly alongside Junction 22 of the M1 motorway, it places occupiers at the centre of the UK's logistics network, ensuring unrivalled national and international reach. With a strong focus on ESG principles, from energy-efficient infrastructure to environmentally conscious design, this development creates an adaptable, responsible, and supportive environment where business & people can thrive.

AT A GLANCE

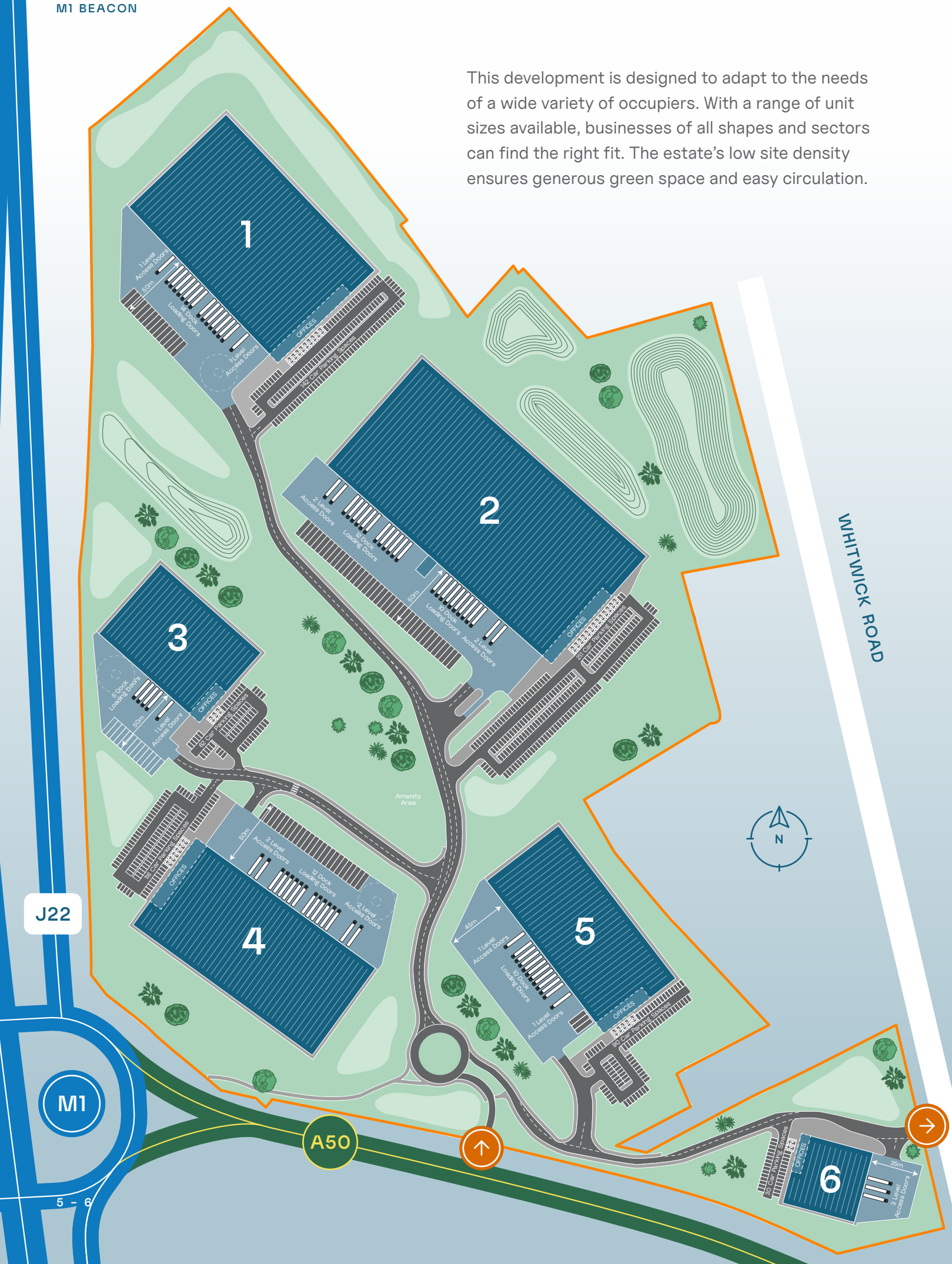
 <div>A six unit development</div>	 <div>28,000 sq ft - 227,000 sq ft</div>	 <div>PV-ready roof with 10% PV fitted</div>
 <div>Targeting EPC A & BREEAM Outstanding</div>	 <div>Strong local workforce</div>	 <div>Reach 95% of the population in 4 hours</div>
 <div>Low site density with significant green space for biodiversity and wellbeing</div>	 <div>Borders the M1 motorway</div>	 <div>An award winning developer</div>

This development is designed to adapt to the needs of a wide variety of occupiers. With a range of unit sizes available, businesses of all shapes and sectors can find the right fit. The estate's low site density ensures generous green space and easy circulation.

Exceptional facilities, fully prepared for the demands of modern industry.


	Warehouse	Office	Total GIA	Haunch height	Dock level doors	Level access doors	Yard Depth
UNIT 1	137,356 ft²	12,097 ft²	153,787 ft²	15m to U/S	14 (Inc 2 Euros)	2	50m
UNIT 2*	208,351 ft²	11,476 ft²	226,741 ft²	15m to U/S	22 (Inc 4 Euros)	4	50m
UNIT 3	59,216 ft²	6,372 ft²	67,433 ft²	12.5m to U/S	5 (Inc 1 Euros)	1	50m
UNIT 4	112,397 ft²	11,207 ft²	127,275 ft²	12.5m to U/S	12 (Inc 2 Euros)	4	50m
UNIT 5	82,684 ft²	8,697 ft²	93,794 ft²	12.5m to U/S	10 (Inc 2 Euros)	2	45m
UNIT 6	23,208 ft²	3,496 ft²	28,410 ft²	8m to U/S	0	3	35m

* Unit 2 also benefits from a transport office at 2,500 ft2 and a gatehouse at 300 ft2




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5MVA power secured
- 

Low site density
- 


50kN/m2 load flooring
- 

Energy efficient units
- 


Solar PV panels
- 

Traffic control system
- 

Rainwater harvesting
- 

Air source heat pumps
- 

Smart internal LED lighting
- 

Secure, fenced yard areas
- 

12% roof lights to enhance natural light
- 

Efficient U Values

Rooted in responsibility, growing towards a sustainable future.

PLACES FOR LIFE | Caddick.

We believe that sustainable development goes hand in hand with long-term business success. Our approach to Environmental, Social, and Governance (ESG) principles is embedded into every stage of our projects from design and construction through to operation and legacy. For more information, see our ESG Strategy: Places for Life.



“Through our Places for Life strategy, we are continuing to embed ESG across our business. From strengthening governance and defining our approach to net zero carbon, to increasing collaboration and delivering meaningful social impact. Our progress reflects our commitment to creating lasting value for people and planet.”

—JESSICA HERMAN
Group Head of ESG & Sustainability



Target BREEAM
Outstanding



Target
EPC A



PV-ready roof
with 10% PV fitted



30 year Biodiversity Net
Gain management in place



Cycle storage for
each unit



Wellness
walking track



Outdoor estate
amenity area



Insulated cladding
and roof materials



15% roof lights to
enhance natural light



EV charging at
each unit



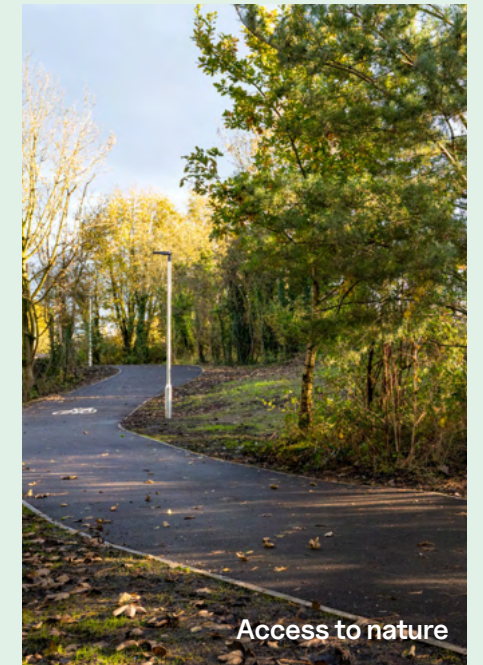
Dedicated
wildlife tunnel



Strong local
workforce



Over 12,000 trees
to be planted



Access to nature



Cycle storage
for each unit



PV-ready roofs with
10% PV coverage



EV charging
at each unit

Leicestershire: A skilled workforce powering industrial growth.

Our development supports the local labour market, with opportunities for apprenticeships, training and supply chain engagement. Leicestershire and the surrounding region combine a capable workforce base, with strong proportions in skilled trades and operational roles, along with a large share of qualified professionals and managers. This mix supports both frontline operational needs and higher-level logistics management, making the area well-suited for industrial expansion, automation, and modern supply chain operations.

DEMOGRAPHICS IN NUMBERS

Source: Nomis



43,000

Employed in the transport and storage sector in Leicestershire



12%

Leicester's average salaries are 12% below the national average



53.7%

In higher-skilled jobs (managers, professionals, and professional-technical)



84.9%

Educated to GCSE or vocational level 2



722,000

Population of Leicestershire with 61% of working age



62,000

Work in the manufacturing sector

Linking industry to opportunity through unrivalled connectivity.

NATIONAL AND INTERNATIONAL REACH

From its position at Junction 22 of the M1, the site offers direct access to the UK’s logistics heartland. Within a four-hour HGV drive time, businesses can reach around 95% of the UK population, making it one of the most connected and strategically advantageous locations in the country for distribution and industrial operations.

	Distance	Drive time
East Midlands Airport	9.4 miles	12 mins
Leicester	11.7 miles	17 mins
Hams Hall Rail Freight Terminal	15.5 miles	23 mins
Nottingham	18.4 miles	28 mins
DIRFT (Daventry International RFT)	20.2 miles	31 mins
Birmingham Airport	23.5 miles	35 mins
Birmingham	25.5 miles	38 mins
London (M25)	95.2 miles	100 mins



*All journey times and distances are approximate.



Caddick.

We're one of the largest, privately owned, multi-sector property developers – creating high quality places and spaces across the UK.

Growing from our Yorkshire foundations 46 years ago, we're a trusted delivery partner building institutional grade assets across the country. Our business specialises in the acquisition, development, construction and management of residential, industrial and regeneration projects. Continually driving forward acquisitions, new partnerships and investing our capital, we undertake schemes both speculatively and directly for end-users. Our developments are designed to exceed current sustainability standards, aligned with our commitment to Net Zero Carbon and long-term value creation for people and planet. Recent logistics projects include 544,000sq.ft unit speculatively developed with Goldman Sachs and pre-let to Victorian Plumbing, 300,000sqft speculative development with Greater Manchester Pension Fund and a 150,000sqft design and build for Schneider Electric.

21 million ft²

Employment space pipeline

£9.8 billion

Current project pipeline

2025

Developer of the year
—Property Week





For further information on availability, lease terms and quoting rent please contact joint agents:



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