

**51,336 sq ft high
specification warehouse /
industrial unit**

**Available for
Immediate Occupation**



mercias51

Mercia Park
Appleby Magna
DE12 8AA

Mercia 51 at Mercia Park offers a unique opportunity to be part of a state-of-the-art logistics destination.



< London

M42

mercía51

Burton Upon Trent >

M42 J11

Nottingham >

A42

McDonald's

Shell

Nuneaton

A444

Tamworth Road

*Indicative CGI image

Mercia 51 at Mercia Park offers 51,336 sq ft of high specification warehouse/ industrial space.

Located adjacent to J11 M42, Mercia Park offers immediate access to the UK's motorway network. The site is already home to Jaguar Land Rover's global parts centre and DSV.

Units at Mercia Park have been constructed to the highest levels of specification and sustainability.

The whole development has been built at Net Zero carbon in construction, and Mercia 51 is Net Zero ready, BREEAM Excellent and EPC A rated.

The unit also benefits from 8 active EV parking spaces, with passive infrastructure in place for a further 32 EV spaces.



BREEAM Excellent



EPC Rating A



Net Zero Ready



A High Quality Sustainable Unit



Accommodation

| Mercia 51 | sq ft | sq m |
|--------------|---------------|--------------|
| Warehouse | 47,010 | 4,376 |
| Office | 4,253 | 395 |
| Total | 51,336 | 4,769 |



12.5m haunch
heigh



40m yard
depth



2 level access
doors



4 dock loading
doors



370 KVA
power



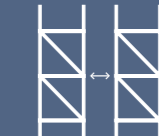
12 cycle
spaces



50 car parking
spaces



10 HGV parking
spaces



5,460 pallets
wide racking



7,280 pallets
narrow racking



A Superior Specification



82.7%

of North West
Leicestershire
economically active

77.7% East Mids / 78.5% GB



48.2%

of North West
Leicestershire educated to
NVQ4 and above

35.7% East Midlands / 43.6% GB



34.8%

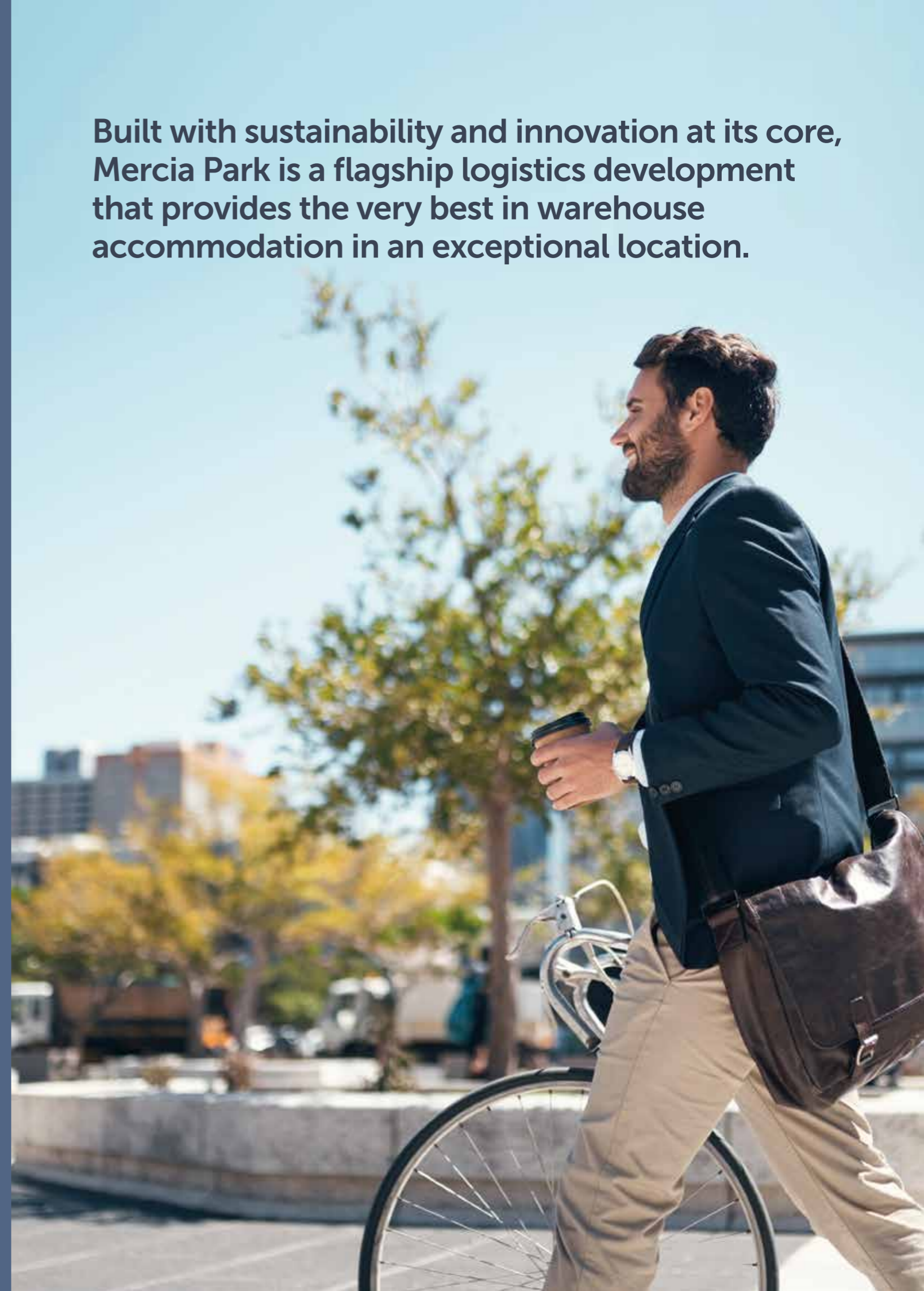
of North West
Leicestershire employed in
Transportation, Storage and
Manufacturing roles

19.5% East Midlands / 15.4% GB

Putting People First

The site is home to 12 hectares of woodland and approximately 4km of amenity paths, providing staff with opportunities to stay active and walk, run or cycle during breaks. Landscaping throughout the site is designed to create a pleasant working environment, and internal spaces are designed with staff wellbeing in mind.

Built with sustainability and innovation at its core, Mercia Park is a flagship logistics development that provides the very best in warehouse accommodation in an exceptional location.



Our Sustainable Futures framework sets out our ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

We pledge that sustainability will be at the heart of how we work over the next decades and Mercia Park is built with this at the forefront. It is net zero carbon in construction and has achieved BREEAM Excellent and EPC A throughout. For more information on sustainability at Mercia Park visit merciapark.co.uk/sustainability



Sustainable Futures

Mercia Park Community Fund

We set up the £350,000 Mercia Park Community Fund to have a positive social value impact on the communities surrounding its scheme. The scheme has benefitted 48 groups who have used the funding to make a real difference in the local area.

£350,000
donated

61 projects and
48 organisations
supported

In the Pink
£5,985 to help
deliver a free
eight-week Breast
Cancer recovery
programme



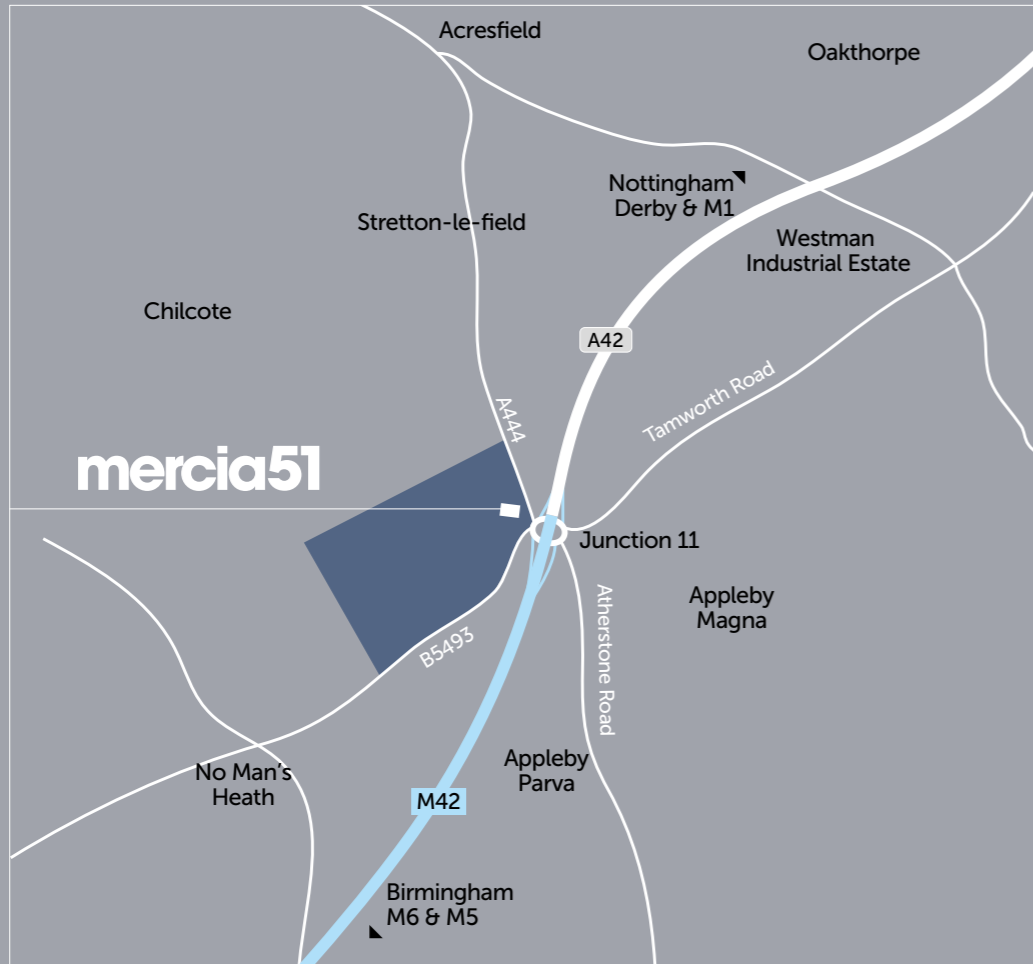
Coneyberry
Millennium Green
Trust: £2,000 to
improve and reinstate
their community pond



Orchard Allotment
Society which
received £4000 to
fund new sheds



Location

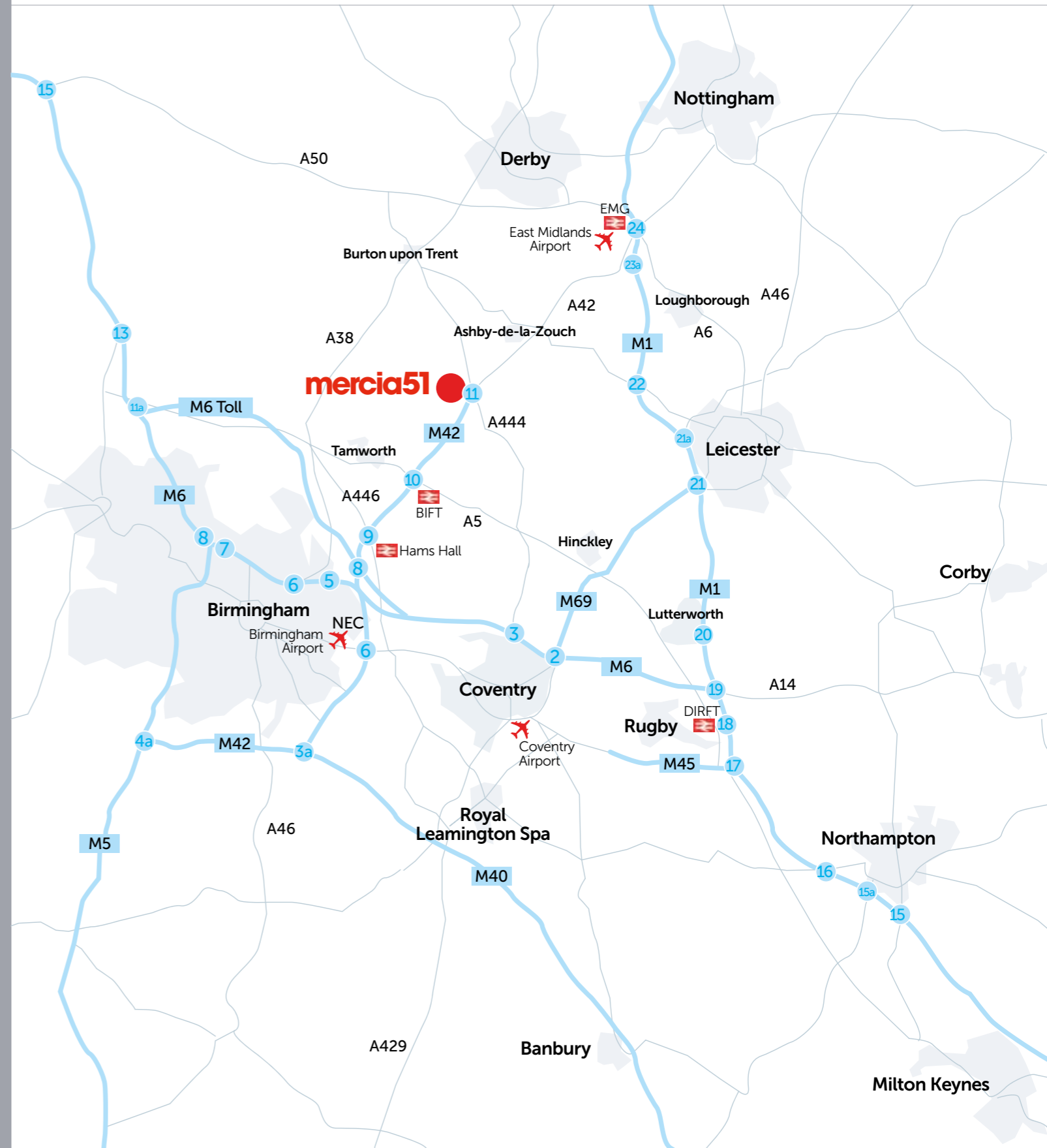


| Location | Miles | Drive Time | Motorway | Miles | Drive Time |
|------------|-------|------------|-----------|-------|------------|
| Derby | 21.7 | 0:34 | M42 J11 | 0.1 | 0:01 |
| Leicester | 23.3 | 0:40 | M1 J23 | 14.3 | 0:21 |
| Birmingham | 24 | 0:27 | M6 J4 | 18 | 0:18 |
| Nottingham | 27.4 | 0:36 | M6 (Toll) | 14.1 | 0:15 |
| Manchester | 77 | 1:58 | M54 J1 | 29.6 | 0:32 |
| London | 113 | 2:32 | M40 J16 | 28.2 | 0:29 |

what3words
 ///blank.challenge.units

J11 M42
 Appleby Magna DE12 8AA

| Ports / Airports | Miles | Drive Time |
|-----------------------|-------|------------|
| East Midlands Airport | 15 | 0:19 |
| Birmingham Airport | 21 | 0:23 |
| Immingham Port | 102 | 1:55 |
| London Gateway | 151 | 2:42 |
| Felixstowe Port | 161 | 3:11 |





IM Properties are a market-leading privately owned property company, specialising in innovative, sustainable construction, and insightful investment, with a portfolio of award-winning projects. To find out more visit: improperties.co.uk



David Tew
07920 005 081
david.tew@avisonyoung.com

Chris Hobday
07552 558 551
chris.hobday@avisonyoung.com



Simon Norton
07552 037 631
simon.norton@colliers.com

Tom Arnold
07880 091 416
tom.arnold@colliers.com

merciapark.co.uk/merciam-51