

mountpark
bardon

ESTABLISHED.
CONNECTED.
WELL SPECIFIED.

UNIT 2
317,587 SQ FT

M1 JCT 22 | LE67 1FB
www.mountpark.com/bardon

AVAILABLE IMMEDIATELY

mountpark
bardon





ESTABLISHED.

Bardon is an established location, home to occupiers such as DHL, Babcock, Nestle, K+N, Bunzl, Laura Ashley and Antalis. Mountpark agreed a pre-let on the adjacent Unit 1 to Amazon, who have now taken occupation of the unit. This letting further demonstrates how Bardon is seen as an established strategic location for distribution occupiers.



OVERVIEW.

UNIT 2 MOUNTPARK BARDON IS A NEW SPECULATIVE INDUSTRIAL/LOGISTICS DEVELOPMENT, ADJACENT TO THE 1.06 MILLION SQ FT PRE-LET TO AMAZON. THE UNIT HAS THREE FUNDAMENTAL BENEFITS;

WELL SPECIFIED. GRADE A UNIT OF 317,587 SQ FT DESIGNED AND BUILT TO THE HIGHEST QUALITY.

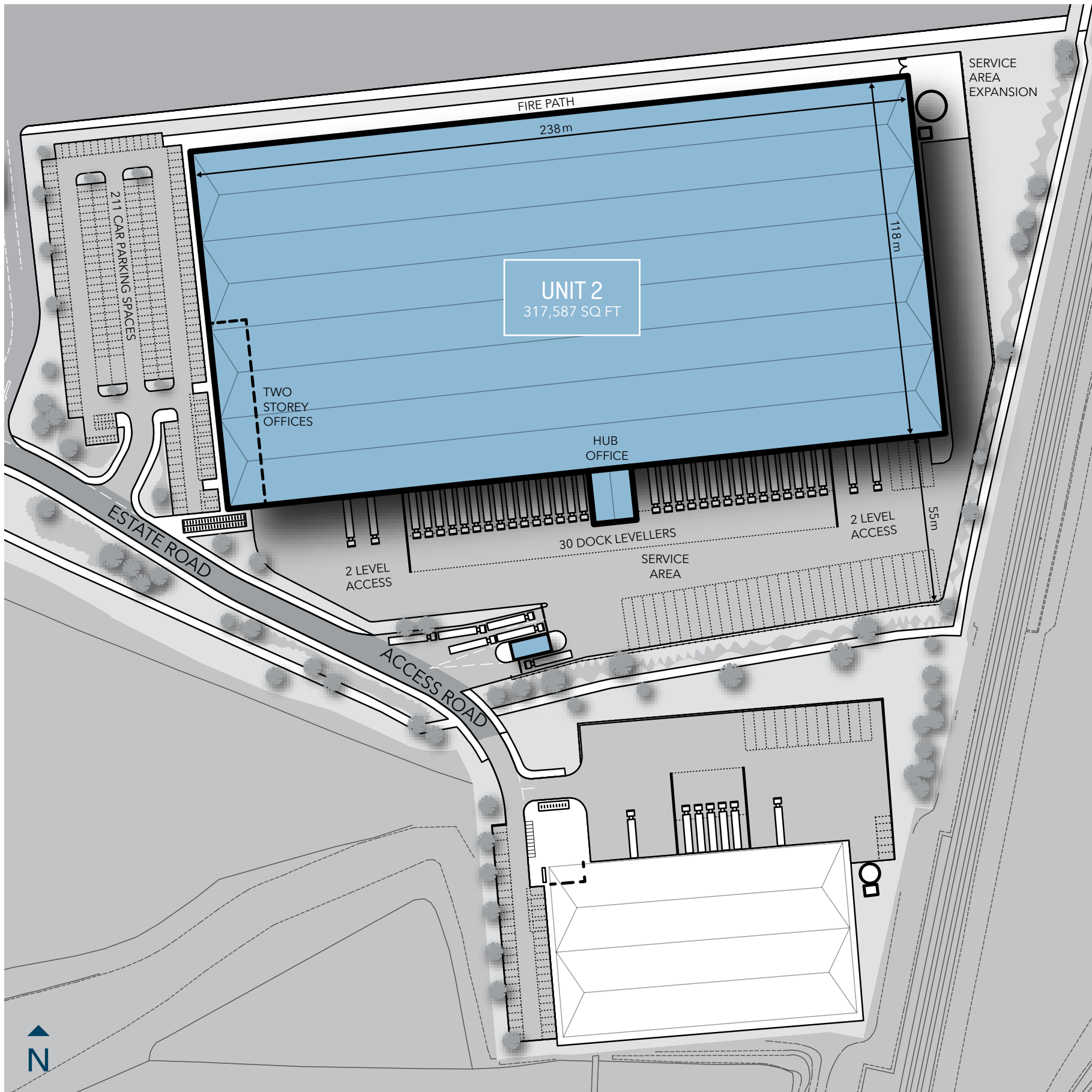
ESTABLISHED. DISTRIBUTION LOCATION HOME TO BRANDS INCLUDING AMAZON, DHL, BABCOCK, NESTLÉ, K+N, BUNZL, LAURA ASHLEY AND ANTALIS.

CONNECTED. ONLY 2.5 MILES FROM THE M1 AT JUNCTION 22 PUTS THIS OPPORTUNITY FIRMLY IN ONE OF THE UK'S PRIME LOGISTICS LOCATIONS.

...WE'RE READY TO TALK, NOW.



mountpark
bardon



FIRE PATH
238m

118m

UNIT 2
317,587 SQ. FT.

TWO
STOREY
OFFICES

HUB
OFFICE

30 DOCK LEVELLERS

2 LEVEL
ACCESS

55m

SERVICE
AREA
EXPANSION

ESTATE ROAD

2 LEVEL
ACCESS

SERVICE
AREA

ACCESS ROAD

N

211 CAR PARKING SPACES



ACCOMMODATION.

UNIT 2

Warehouse	307,178 sq ft
First Floor Offices	7,599 sq ft
Ops Office	2,587 sq ft
Gatehouse	221 sq ft
TOTAL	317,585 sq ft

Measurements are approximate and floor areas are based upon Gross Internal.



SPECIFIED.

Unit 2 is a secure, self contained unit. It has been designed to the highest specification for distribution occupiers, allowing for flexibility and efficiency in the supply chain.

Unit	2
Dock level access doors	30
Level access doors	4
Clear Eaves Height (m)	15
Logistics warehousing built to EPC A specification	✓
Roofing and wall cladding with manufacturer guarantees	✓
50 kN/m ² floor loading	✓
10% Rooflights	✓
BREEAM 'very good' rating	✓
Cat A fit-out (first floor)	✓
Office cooling systems	✓
400 lux lighting (Offices)	✓
Maximum yard depth (m)	55
Car parking spaces	211
Landscaped environment	✓
Security Gatehouse	✓

■ Warehouses & Offices ■ External

FIND OUT MORE AT:
www.mountpark.com/bardon

CONNECTED.

Logistics and supply chain efficiencies are all about location and Mountpark Bardon is strategically located for that reason. Within 2.5 miles from Junction 22 of the M1, the development is ideally located for the National Motorway network and is within easy reach of both Birmingham Airport and East Midlands Airport.

LINKED.

2.5 MILES TO
JCT 22 M1

35 MILES TO
BIRMINGHAM

13 MILES
TO M42

86 MILES
TO M25

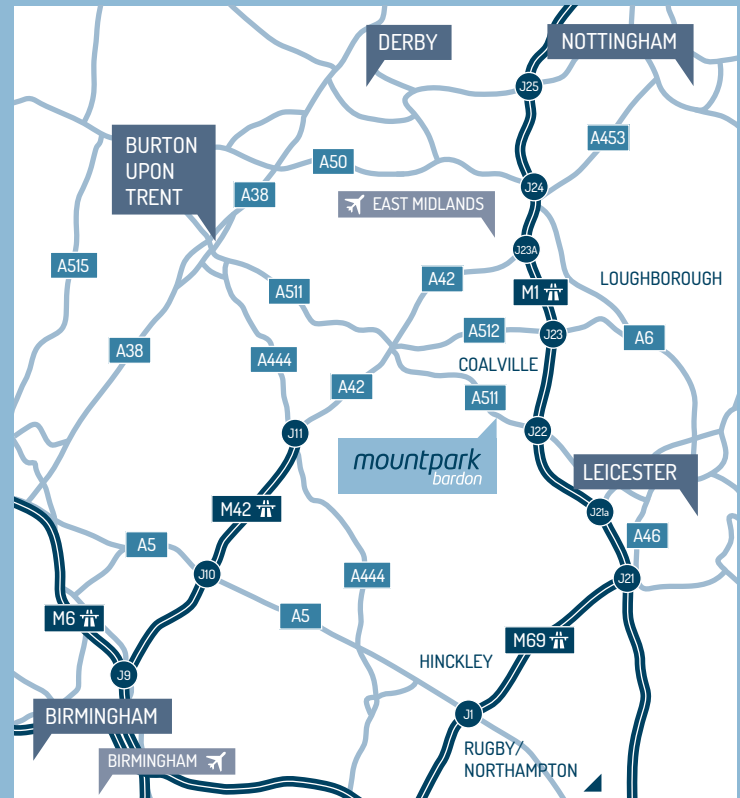
19 MILES TO EAST
MIDLANDS AIRPORT

93 MILES
TO M62

32 MILES
TO M6

156 MILES TO
FELIXSTOWE

BEVERIDGE LANE, BARDON LE67 1FB



CONTACT.



Mark Webster
mark.webster@dtre.eu
020 3328 9105

Tom Fairlie
tom.fairlie@dtre.eu
020 3328 9084



Andrew Jackson
andrew.jackson@avisonyoung.com
020 7493 2180

Robert Rae
robert.rae@avisonyoung.com
024 7663 6888

Mountpark Bardon is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:



DTRE & Avison Young under which particulars are issued: DTRE & Avison Young for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of DTRE & Avison Young has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. May 2017.

