

HINCKLEY 95

AVAILABLE Q2 2027

PRIME GOLDEN TRIANGLE
INDUSTRIAL & LOGISTICS WAREHOUSE

HAMMONDS WAY
HINCKLEY LE10 3EJ



OPTIMISED FOR LOGISTICS

Hinckley 95 is a 95,000 sq ft industrial and logistics facility positioned at the centre of the UK's distribution network. Set within the Golden Triangle, the country's most sought-after corridor for supply chain operations. The development offers a new-build unit with the specification, sustainability credentials and connectivity that today's occupiers demand.

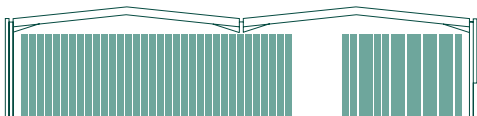
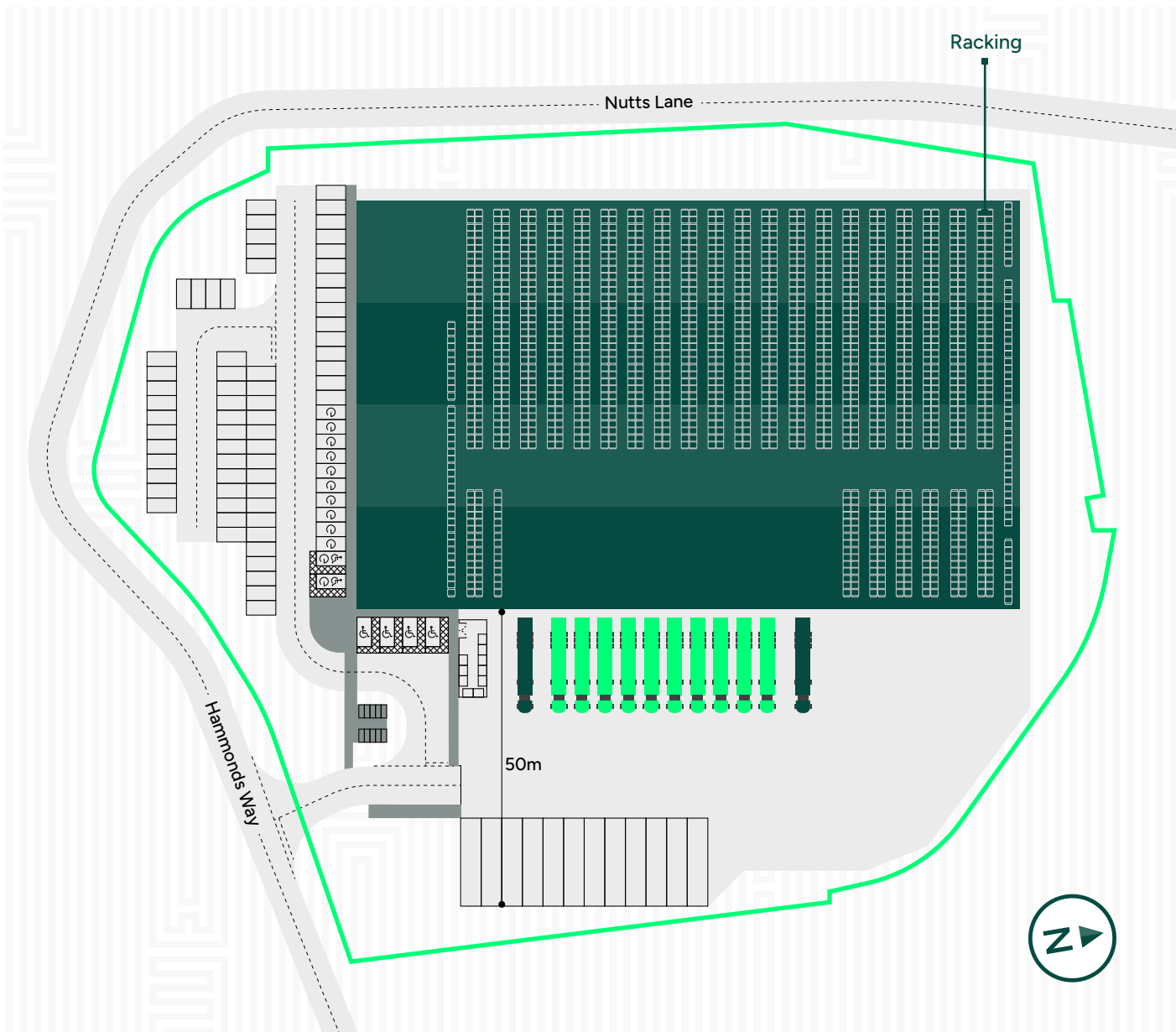


PERFORMANCE IN EVERY DETAIL

Hinckley 95 has been designed around operational efficiency from the ground up. With 12m eaves, a 50m yard depth, 10 dock and 2 level access doors, the unit is configured for high-throughput logistics and flexible industrial use. Sustainability is integral, with the building targeting both BREEAM 'Outstanding' and EPC A+, with additional ESG features.

	SQ FT	SQ M
Warehouse	83,125	7,723
Office	11,875	1,103
Total	95,000	8,826

**Indicative GIA*



Narrow Isle - Racks Numbers 1675 in total with 1No level of 2.2m high pallets and 6No level of 1.2m high pallets giving a Total pallet space of 11,721No.

SIZE (SQ FT)
95,000

YARD DEPTH
50M

POWER
1MVA

EAVES HEIGHT
12.5M

LEVEL LOADING DOORS
2

DOCK LOADING DOORS
10

PARKING SPACES
85

HGV PARKING
15

PV PANELS

EV CHARGING
10

FLOOR LOADING
50 KN/M²

ROOF LIGHTS
10%

SECURE YARD

TARGETING EPC
A+

TARGETING BREEAM
OUTSTANDING

LED LIGHTING

ENERGY SAVING COST
C £27,157.75*

WATER HARVESTING

*108,631 kWh generated per annum, equating to an approximate annual saving of £27,157.75 (assuming full onsite consumption at 25p/kWh).



TESCO

GREGGS

HAMMONDS
THE FITTED FURNITURE COMPANY



Pets

HAMMONDS
THE FITTED FURNITURE COMPANY

nationalgrid

NEOVIA

TOOLSTATION



HAMMONDS
THE FITTED FURNITURE COMPANY

Aprolis
TRAINING SOLUTIONS



FLOORSTOCK

M69

A5



Hammonda Way

THE UK'S PREMIER DISTRIBUTION ADDRESS

Hinckley sits at the strategic intersection of the M69 and the A5, placing Hinckley 95 within reach of the M1 (J20), M6 (J2) and M42 (J10) all inside 12 miles. Over 90% of the UK's population is accessible within a four-hour drive, making this one of the most connected logistics locations in the country.

The area's credentials are well proven. Amazon, DPD, Triumph Motorcycles, Octopus Energy and Tesco have all committed to significant facilities in the immediate vicinity, drawn by the combination of motorway access, labour availability and established supply chain infrastructure. Hinckley 95 builds on this momentum with a specification designed for the next generation of occupier requirements.



90%

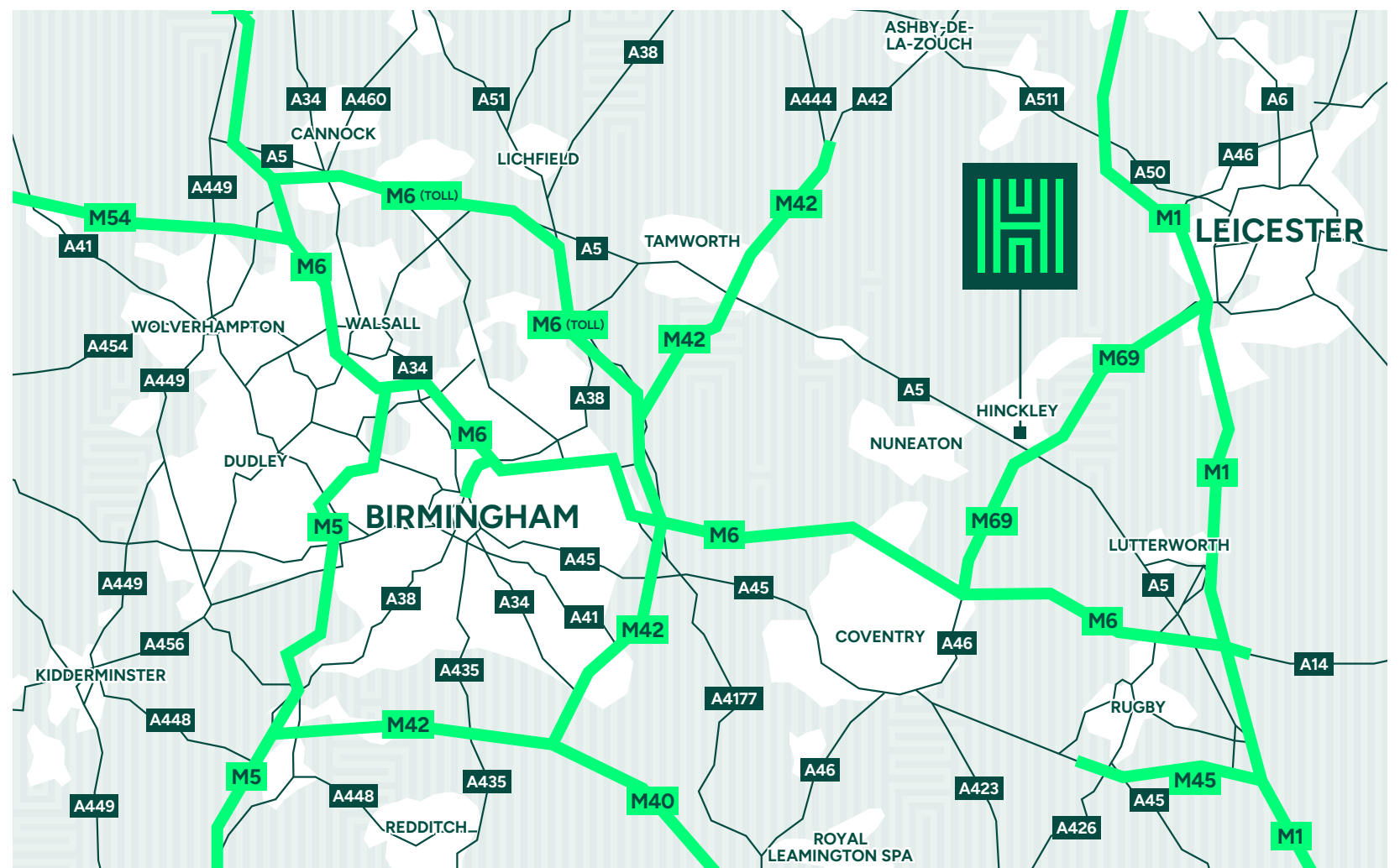
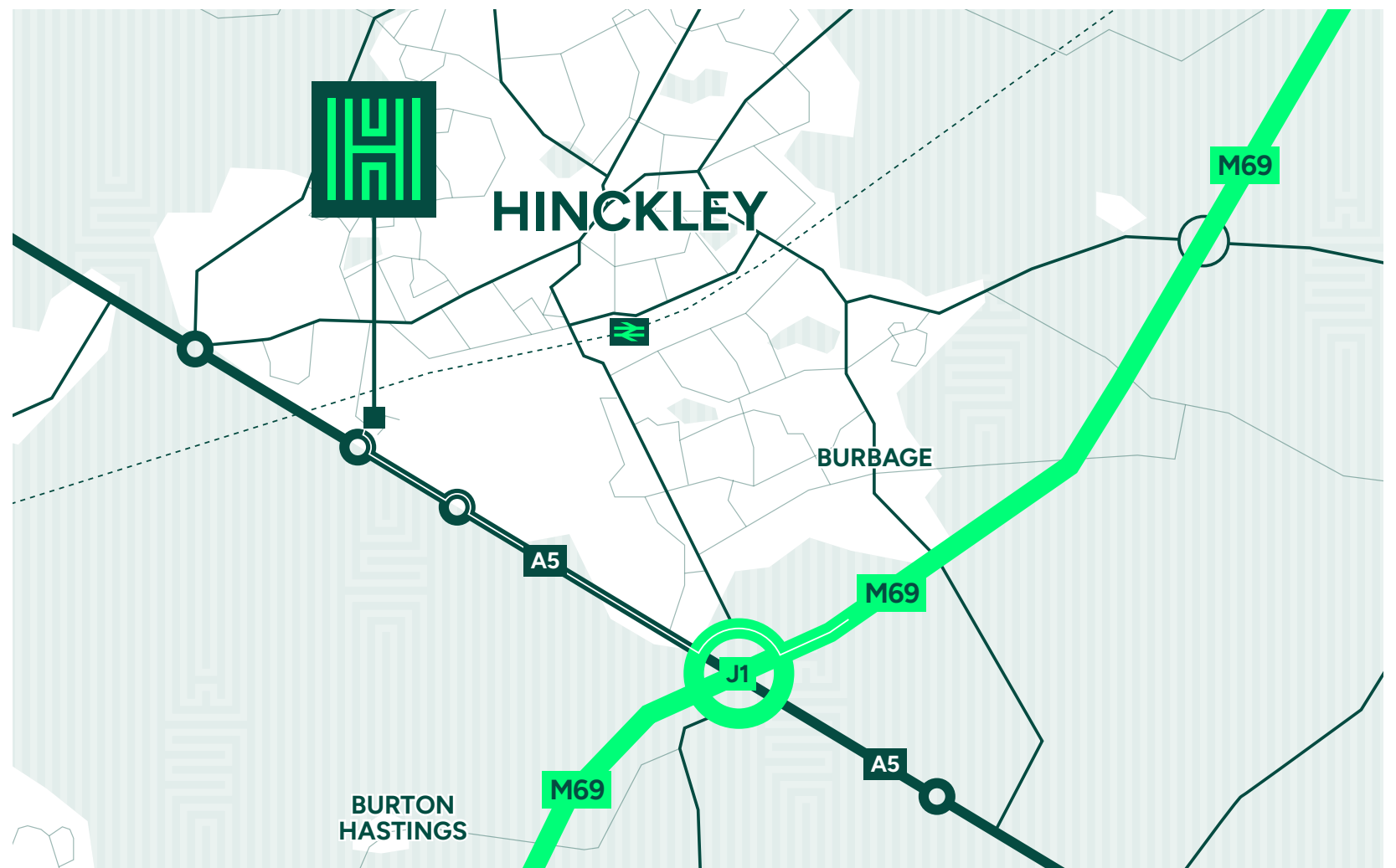
90% of the UK population reachable within a 4-hour drive

83%

83% of Hinckley population economically active

440,000

c.440,000 economically active people within a 30-minute drive



CENTRALLY POSITIONED. NATIONALLY CONNECTED.



Roads

	Miles	Mins
A5	0.3	2
M69 J1	2.2	6
M6 J2	10	14
M1 J20	12	18



Location

	Miles	Mins
Hinckley	2	7
Coventry	14	22
Leicester	16	24
Birmingham	16	30



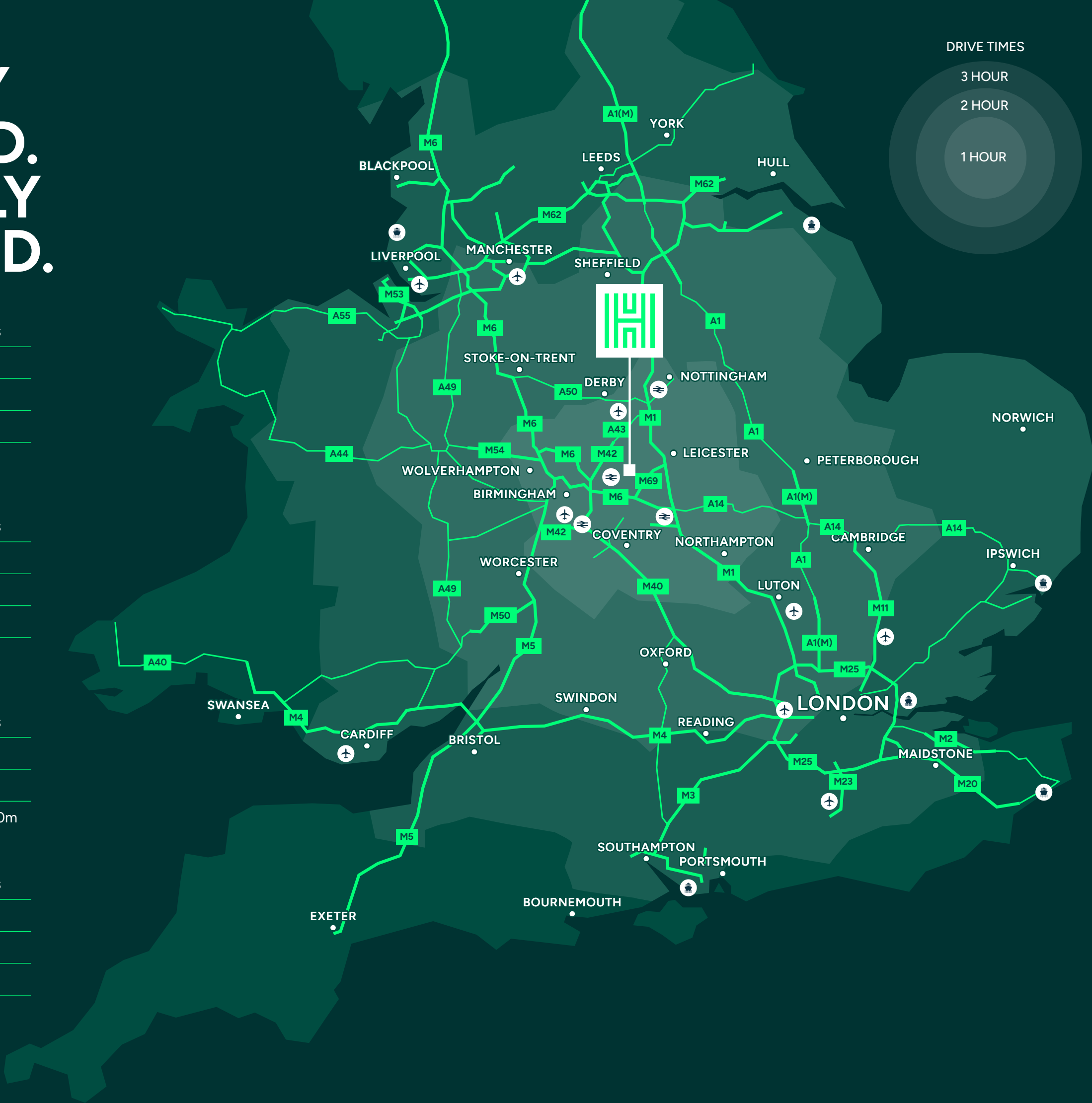
Airports

	Miles	Mins
Birmingham Airport	20	24
East Midlands Airport	30	35
London Luton Airport	68	1hr 10m



Cargo

	Miles	Mins
Hams Hall Rail Freight	20	28
Birch Coppice Rail Freight	12	20
East Midlands Gateway	30	35
DIRFT	17	24





HINCKLEY 95



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BRIDGES

GRAFTONGATE

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