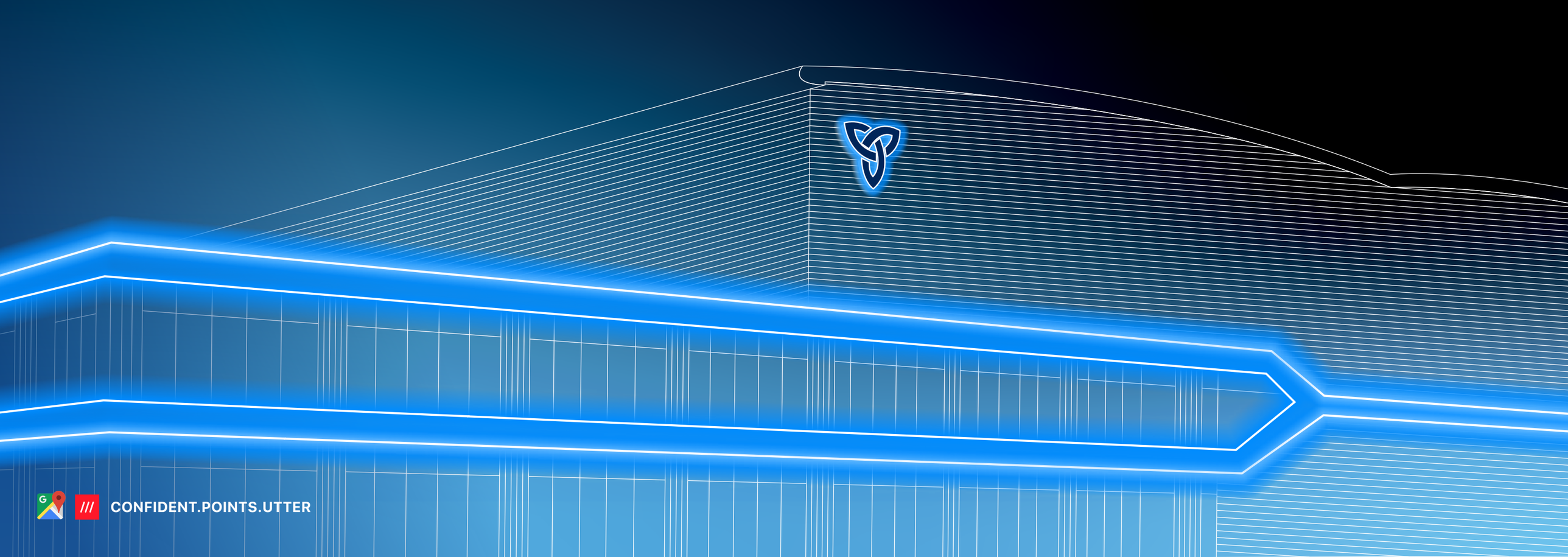
FLEX BARDON 410

TO LET – 410,000 SQ FT

UNDER CONSTRUCTION – AVAILABLE Q2-27
J22/M1, BARDON, LE67 1FF

A DEVELOPMENT BY
Firethorn



CONFIDENT.POINTS.UTTER

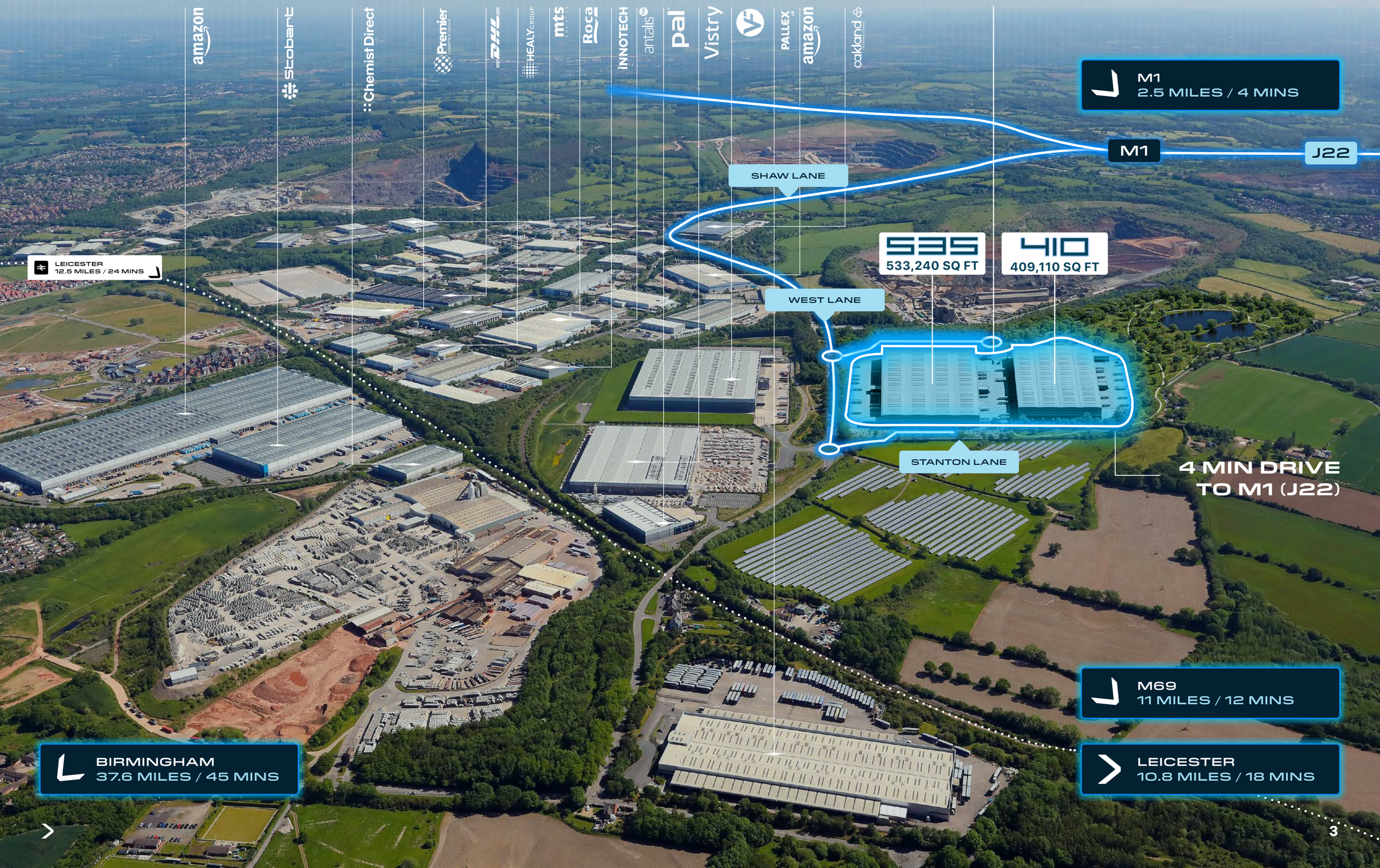
410 > BARDON <

FB410 at FLEX **>BARDON<** provides 409,110 sq ft of high-specification logistics space in the heart of the Midlands' Golden Triangle. Designed to support modern distribution and fulfilment operations, the unit combines efficient layouts, extensive loading provision and future-ready specifications, delivering a highly adaptable warehouse solution capable of meeting evolving business needs.



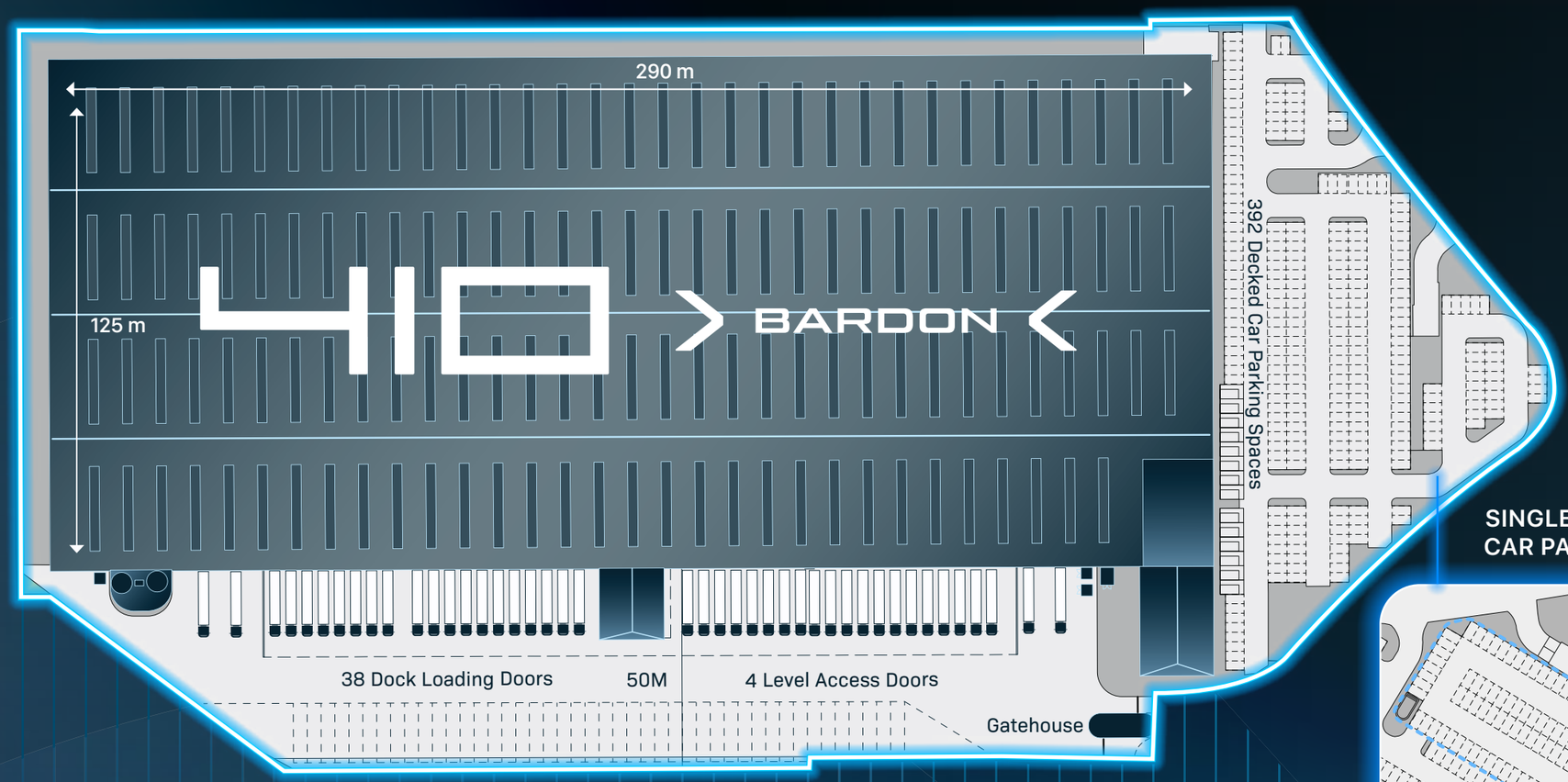
FLEX > BARDON <

FLEX BARDON

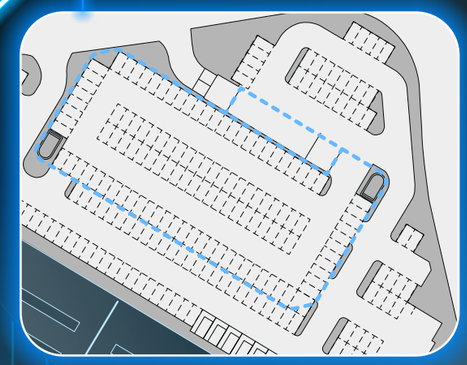

amazon
Stobart
Chemist Direct
Premier
DHL
HEALY GROUP
mts
Roca
INNOTECH
antalis
pal
Vistry
PALLEX
amazon
oakland
M1
2.5 MILES / 4 MINS
M1
J22
SHAW LANE
LEICESTER
12.5 MILES / 24 MINS
535
533,240 SQ FT
410
409,110 SQ FT
WEST LANE
STANTON LANE
4 MIN DRIVE
TO M1 (J22)
M69
11 MILES / 12 MINS
BIRMINGHAM
37.6 MILES / 45 MINS
LEICESTER
10.8 MILES / 18 MINS

01 LAYOUT FLEX

- 18M CLEAR INTERNAL HEIGHT
- 50M YARD DEPTH
- 38 DOCK LOADING DOORS
- 4 LEVEL ACCESS LOADING DOORS
- 392 CAR PARKING SPACES
- 44 HGV SPACES
- 50KN/M2 FLOOR LOADING
- GATEHOUSE ACCESS
- HEATING & COOLING
- UNIT POWER: 4 MVA
- FLEXIBLE SPACE



SINGLE STOREY CAR PARK DECK



410

409,110 sq ft of future-ready logistics space with extensive servicing provision and flexibility for modern distribution operations.

> 410	SQ M	SQ FT
WAREHOUSE	35,860	386,000
OFFICES	1,657	17,830
2 STOREY TRANSPORT HUB	489	5,280
TOTAL (GIA)	38,006	409,110

GIA (Indicative)

10% PV COVER –
FULL ROOF COVERAGE
FUTURE-PROOFED

TARGETING
EPC A+

EXTENSIVE EV
INFRASTRUCTURE

ACTIVE SUSTAINABLE
TRANSPORT

4 MVA INCOMING
POWER SUPPLY

TARGETING BREEAM
'EXCELLENT'

EXTENSIVE GREEN
AMENITY SPACE

PROVIDING FOR TOMORROW TODAY

> ESG

Half of the site is designated as green space and National Forest habitats, enhancing biodiversity in accordance with UK Forestry Standards. This will create a landscaped woodland park for employees and local residents to explore and enjoy.





A GREENER WORKPLACE

A new landscaped woodland and country park of 37 acres with over 2km of footpaths to enjoy.

01	NATIVE HEDGEROWS
02	ROOF TERRACES
03	WOODLAND AREAS
04	NATIONAL FOREST HABITATS
05	FOOTPATHS OVER 2km
06	GRASS AREAS
07	ORNAMENTAL AREA
08	BAT HOUSE
09	WET WOODLAND
10	PUBLIC ACCESS



PRIME CONNECTIVITY

Located just 2.5 miles from Junction 22 of the M1, FLEX >BARDON< offers exceptional access to the UK's strategic motorway network. Positioned within the Midlands' Golden Triangle, the development provides direct connectivity to Birmingham, Leicester and the wider national distribution network, placing labour, customers and supply chains within easy reach.

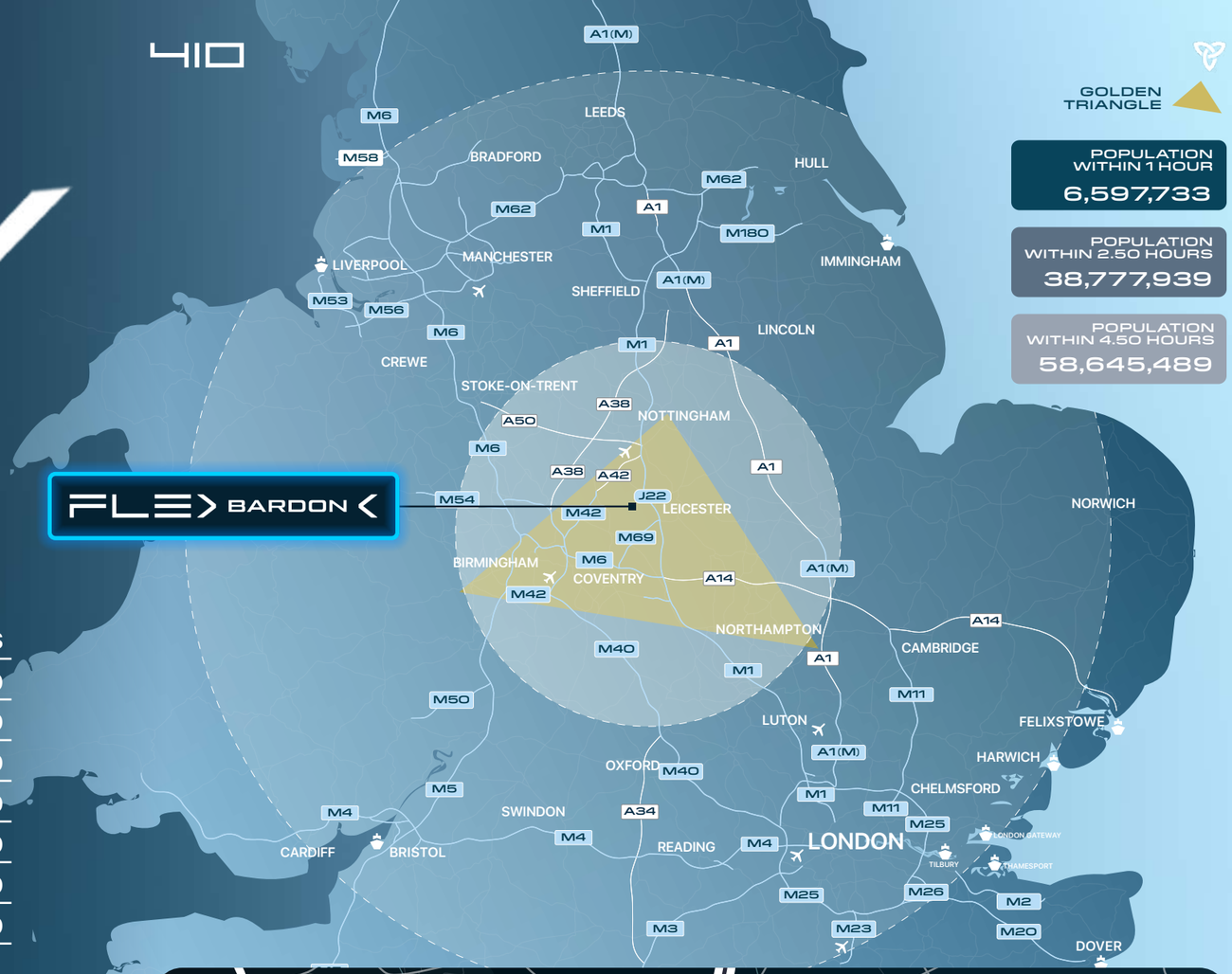
ROAD	MILES	MINUTES
A511	1.5	4
M1 (J22)	2.5	4
M69 (J21)	11	12
LEICESTER	10.8	18
M42/A42 (J13)	13	20
A50	15.5	18
M6 (J4A)	29	35
BIRMINGHAM	37.6	45
LONDON	110	135

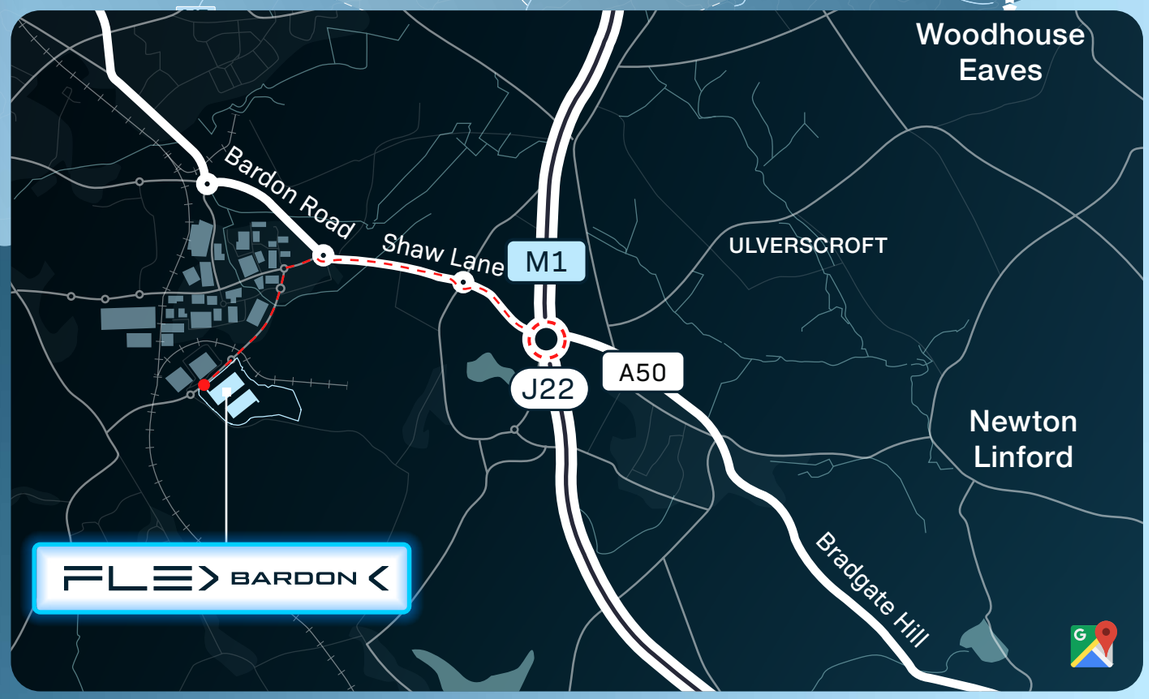
PORT	MILES	MINUTES
HULL	112	120
IMMINGHAM	113	120
LIVERPOOL	113	130
LONDON GATEWAY	135	140
SOUTHAMPTON	149	160
FELIXSTOWE	156	160
DOVER	191	190

RAIL	MILES	MINUTES
LEICESTER	12.5	24
MARITIME RFI, EMG	14	18
DIRFT	30	35
BIRMINGHAM	40	50
DONCASTER IPORT	66.5	70
LEEDS	93	105
MANCHESTER	95	110
LONDON	115	145

AIR	MILES	MINUTES
EMA	13.5	18
BIRMINGHAM	35.5	45
LUTON	77.5	80
MANCHESTER	92.5	100

90% OF UK CONSUMERS REACHED WITHIN 4.5 HOURS BY HGV





POWERED BY PEOPLE

FLEX >BARDON< combines a skilled labour pool, strong economic fundamentals and excellent transport links, making it an ideal location for logistics, manufacturing and distribution businesses.

12%

Population Growth Since 2011 compared to 9.6% locally.

Source: ONS

25%+

of local employment is in manufacturing, warehousing and logistics compared to UK average of 6.9%.

Source: LSR

85%

of the UK population accessible within a 4.5-hour HGV drive.

Source: Pegasus Group

>61,000

Manufacturing Jobs remains a major employer with approximately 61,000 jobs across Leicester & Leicestershire.

Source: Nomis

TOP EMPLOYMENT SECTORS

- Logistics & Distribution
- Manufacturing
- Engineering
- Transport & Storage

92.9%

of the workforce is formally qualified compared to the UK average of 84%.

Source: ONS

>3.1%

unemployment rate, a reflection of the area's strong and resilient labour market compared to the UK average 4.9%.

Source: ONS

2.8M+

Workforce of over 2.8 million within a one-hour drive.

Source: Nomis

25.9BN

Leicestershire: a £25.9 billion economy – the largest in the East Midlands.

Source: ONS

>540K

540,000 jobs & over 46,000 trading businesses in the city & county.

Source: ONS

6,597,733

Million people within a 1 hour drive.

Source: Nomis

FLEXIBILITY WITHOUT COMPROMISE

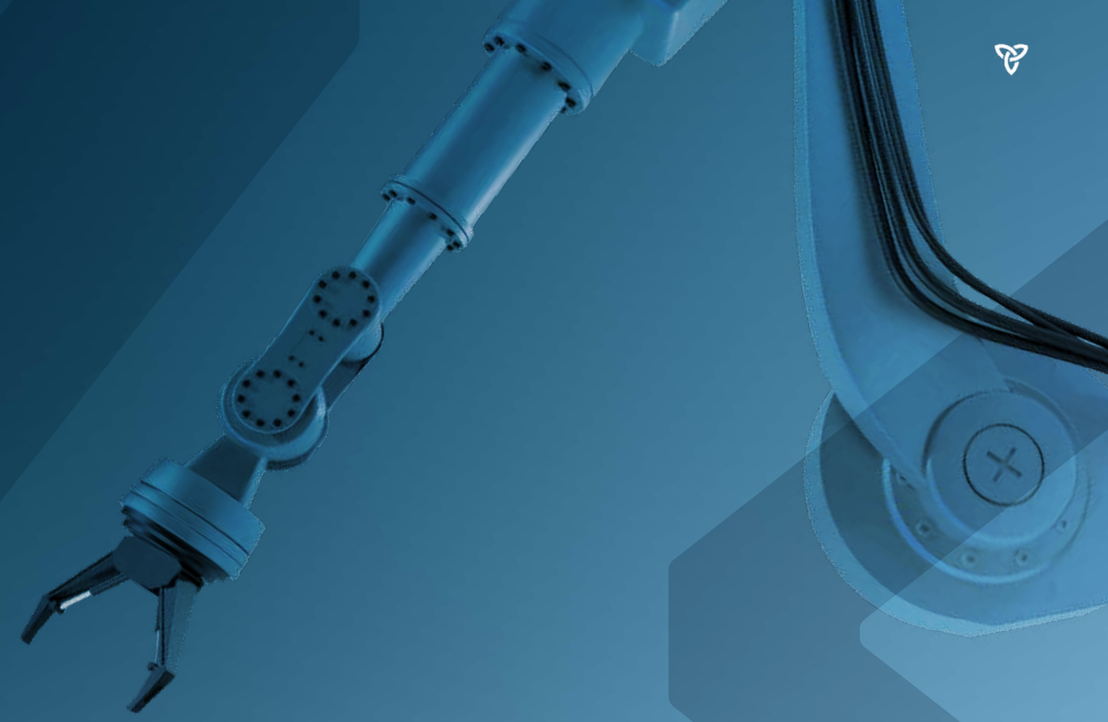


BARDON

Firethorn FLEX

FLEXIBILITY AT ITS CORE

FB410 has been designed with adaptability at its core. From its high-specification warehouse space and extensive loading provision to its efficient operational layout, every aspect of the unit is focused on supporting occupier requirements and enabling long-term business growth.



01 > LAYOUT FLEX

FB410 offers a flexible, future-ready logistics environment designed to accommodate evolving operational requirements. With extensive servicing provision, high-bay warehouse space and best-in-class specifications, the unit provides an efficient platform for a wide range of occupier needs.

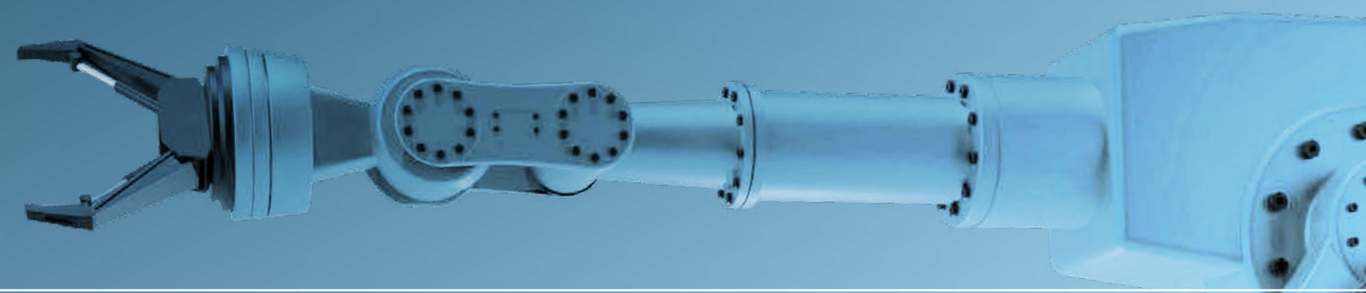
02 > OPERATIONAL FLEX

FB410 is designed to support a wide range of logistics and distribution operations. Its high-specification warehouse space, 18m clear internal height, generous yard depth and extensive loading provision provide occupiers with the operational efficiency and flexibility required to accommodate evolving business needs.



03 > SPEC FLEX

FB410 offers a best-in-class specification designed to support a wide range of occupier requirements. The unit combines operational efficiency, sustainability-focused features and future-ready infrastructure, providing a platform that can accommodate evolving business needs over the long term.



410 > BARDON <

02 OPERATIONAL FLEX



AUTOMATION



RACKING



TEMPERATURE CONTROLLED

Designed around occupier requirements, FLEX >BARDON< offers operational flexibility through solutions for high-bay racking, cold storage and advanced automated fulfilment. Its adaptable infrastructure creates scalable, future-ready space for modern logistics, distribution and industrial occupiers.

03 FIT-OUT FLEX

FLEX ENHANCEMENTS



4 MVA POWER CAPACITY*

*SUBJECT TO REINFORCEMENT CAPACITY



EV CHARGING INFRASTRUCTURE



AUTOMATION READY



BESPOKE OCCUPIER ENHANCEMENTS

LANDLORD FUNDED FIT OUTS

Available as part of a tailored commercial package.

YOUR BUILDING. YOUR SPECIFICATION

Talk to us about your requirements and we'll create a tailored solution that supports your operation today and accommodates future growth.

COMPLETELY FLEXIBLE. COMPLETELY YOURS

Every business is different. That's why we take the time to understand your operational needs, workforce requirements and growth ambitions, creating a property solution that works from day one and evolves with your business.

Let's build the right solution for your business.

FLEXIBLE DESIGN. DELIVERED AROUND YOU.

Firethorn Flex allows us to tailor the building around your operational, sustainability and business requirements.

From additional power and EV charging to automation infrastructure and bespoke fit-outs, enhancements can be delivered as part of a tailored commercial package.

Investment can be incorporated into the deal, structured through the lease or provided in place of traditional rent-free incentives.



SMART LIGHTING SYSTEMS



PV INSTALLATION



COLD STORAGE CAPABILITY



ENHANCED HEATING SOLUTIONS

Firethorn

DEVELOPING FLEXIBLY IN PARTNERSHIP

Firethorn is a market-leading, award-winning UK real estate investor, developer and asset manager, delivering strategic property solutions across the industrial, logistics and living sectors. With expertise spanning the entire property lifecycle, Firethorn combines acquisition, development, investment and asset management capabilities to create high-quality spaces that connect businesses, people and places.

At Firethorn , we are progressive in our thinking, decisive in our actions and innovative in our delivery, enabling people and communities to prosper.

Existing Firethorn partners include:

NEXT · Taylor Wimpey · Travis Perkins · Sika · EVRi · b&m

DELIVERING LASTING VALUE

FLEX BARDON

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DTRE

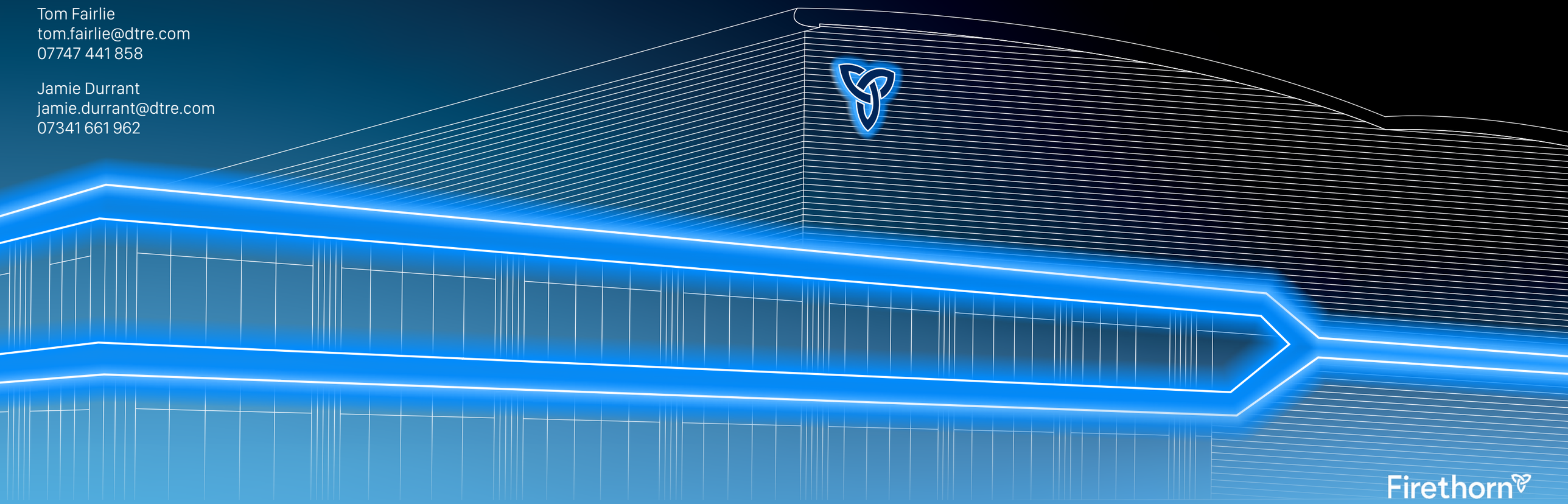
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Firethorn

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