



## LOGISTICS / WAREHOUSE UNDER CONSTRUCTION IN LEICESTER

(Left to right) Tim Gilbertson (FHP), Toby Wilson (M1) & John Barker (ULR)

Urban Logistics REIT and Wilson Bowden Developments are pleased to confirm a new speculative warehouse/distribution unit is under construction and will be available by the end of April 2022 in Leicester. The property sits in an excellent location positioned directly off the A46 and Junction 21 of the M1 motorway.

The Grade A warehouse will offer 4,071m<sup>2</sup> (43,850ft<sup>2</sup>) with 12 metre eaves and both dock and level access doors. The site will offer a self-contained securely fenced and gated service yard and car parking area.

Tim Gilbertson, Director of FHP Property Consultants commented:

“Leicester and its environs is a terrifically strong market and this new build unit of over 40,000ft<sup>2</sup> should go extremely well given the strength of demand in the marketplace and the number of enquiries we continue to receive. Credit to our clients here for “grasping the nettle” and pressing on with speculative construction. I am very confident that we can have this building with a deal agreed in the coming months ready for an occupier to move into from practical completion in spring 2022.”

Toby Wilson of Urban Logistics REIT added:

“Leicester continues to experience robust demand with limited new build Grade A options. This is a well located high specification unit with excellent sustainability credentials and a good surrounding labour supply, situated in an established and successful warehouse location offering easy access to both the A46 and M1. The lack of stock in the area for sub-50,000ft<sup>2</sup> buildings is generating good levels of initial interest pre-completion in April of this year.”

John Barker of Urban Logistics REIT commented:

“Leicester is a fantastic market which like most Midlands locations benefits from great road links and a market which is hugely under supplied in terms of available stock with demand continuing unabated. The building will be ready for occupation by the end of April this year and we do hope that the initial strong interest generated by our agents will see a deal completed well before completion of the building.”

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For further information on the available units, please contact John Proctor (07887 787 880 / [john@fhp.co.uk](mailto:john@fhp.co.uk)), Tim Gilbertson (07887 787 893 / [tim@fhp.co.uk](mailto:tim@fhp.co.uk)) or Chris Proctor (07747 464 770 / [chris@fhp.co.uk](mailto:chris@fhp.co.uk)) of FHP Property Consultants, or alternatively, please contact Toby Wilson (0115 896 0461 / [toby.wilson@m1agency.co.uk](mailto:toby.wilson@m1agency.co.uk)) and James Keeton (0115 896 0461 / [james.keeton@m1agency.co.uk](mailto:james.keeton@m1agency.co.uk)) of M1 Agency.

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7 February 2022

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