

## Press Release 2023



## FINAL DEALS DONE AT CROSSLINK 646, ROTHLEY, LEICESTERSHIRE / J21A M1 – EM PHARMA TAKE OVER 100,000FT<sup>2</sup> OF SPACE

The final deals at Rotherhill Developments' Crosslink 646 scheme just south of Loughborough and north of the A46 at Junction 21a of the M1 motorway have been completed which sees EM Pharma Limited take two further buildings totalling well over 100,000ft<sup>2</sup>.

This brings to an end this very successful development and EM Pharma will join BPX and Selective Marketplace as occupiers on the site.

Occupying a prime position just off the A6 at Rothley, south of Loughborough and just north of the A46 and Junction 21a of the M1, the scheme has been a resounding success for Rotherhill Developments with these final two deals taking the floor area developed to circa 250,000ft<sup>2</sup>.

Paul Bagshaw of Rotherhill Developments commented:

“Following the successful funding of the final units by London and Metric we are delighted to complete the pre-let and spec unit for EM Pharma and Day Lewis PLC respectively.”

The scheme has been marketed from its inception by Mike Allwood of Andrew & Ashwell and Tim Gilbertson of FHP Property Consultants and they commented:

“Completing the letting of the final plot to EM Pharma further demonstrates the continued demand within Leicestershire for well located distribution units. The scheme attracted strong occupier interest from Day 1 and has ultimately enabled three established businesses to expand and remain locally.”

Tim Gilbertson added:

“What a great scheme this has been and a pleasure to deal with from start to finish! Having helped Rotherhill purchase the site initially, we were then retained alongside Mike of Andrew & Ashwell to find local occupiers and I am pleased to say that this has been very successfully concluded with the final units now let to another expanding local business to join BPX and Selective Marketplace on site.

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The four units built benefit from a fabulous location, within moments access of Loughborough but also the M1 and indeed Leicester and it's no surprise given the location and the quality of build that we managed to secure such a strong list of occupiers.

It has been a pleasure dealing with all at Rotherhill over the last couple of years and the success of this scheme shows again how more land and more development opportunities are needed throughout Leicestershire and the wider M1 Corridor in the East Midlands."

For full details of the latest deal, please contact either Tim Gilbertson at FHP Property Consultants (07887 787 893 / [tim@fhp.co.uk](mailto:tim@fhp.co.uk)) or Mike Allwood at Andrew and Ashwell (07969 149 386 / [mra@andash.co.uk](mailto:mra@andash.co.uk)).

ENDS

Tim Gilbertson  
Director

6 June 2023

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