



INDUSTRIAL & LOGISTICS

Commercial Justification for Proposed Warehouse Specification

Prepared in support of the proposed employment development at Hinckley

Hinckley 95 · Hammonds Way, Hinckley, LE10 3EJ
Prepared jointly by DTRE and Savills
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Introduction

The proposed warehouse specification has been developed in response to the operational requirements of the modern industrial and logistics market within the Midlands “Golden Triangle”. The specification reflects current Grade A market expectations and is intended to ensure that the development remains attractive to a broad range of national, regional and local occupiers throughout its economic life.

The proposed development is expected to comprise warehouse accommodation of approximately 95,000 sq ft. Whilst not a large-scale distribution facility, occupiers within this size range increasingly require the same operational standards as larger logistics buildings, including higher eaves heights, deeper service yards and layouts capable of supporting efficient modern logistics operations. Current availability across the Midlands demonstrates that buildings between 80,000 sq ft and 140,000 sq ft are routinely developed with clear internal heights of 12–15 metres and service yards of around 50 metres.

Why a 12m Clear Internal Height is Required

A 12-metre clear internal height has become the accepted minimum Grade A specification for modern warehouse and logistics accommodation.

The additional height enables occupiers to:

- maximise pallet storage through higher racking systems;
- increase storage density without increasing the building footprint;
- accommodate automated storage and retrieval systems (ASRS);
- install mezzanine floors where operationally required;
- improve operational efficiency and reduce operating costs; and
- future-proof the building for changing occupier requirements.

Market evidence demonstrates that occupiers are increasingly seeking buildings with heights exceeding 12 metres. Examples of currently available or recently delivered warehouse accommodation include:

Development	Size	Clear Height
LLP90 Leicester Logistics Park	90,000 sq ft	12.5m
Crossfire 14, Kettering	101,134 sq ft	12m
DC107, DIRFT	106,565 sq ft	15m
Rugby 106	106,645 sq ft	14m
Robert Bakewell Business Park, Uttoxeter	109,345 sq ft	12m
Indurent Park Lincoln	110,948 sq ft	12.5m
Q117, Raunds	117,050 sq ft	12m
V100, Vantage Park	117,294 sq ft	13m
SmartParc Derby	118,244 sq ft	12m
Pickford Interchange	119,243 sq ft	12.5m
Kingpin Industrial Estate	120,595 sq ft	12m
Vernon 122, Wolverhampton	122,575 sq ft	15m
Sentinel 5, Birmingham	123,646 sq ft	15m
Leicester Logistics Park (LLP136)	136,000 sq ft	12.5m
MPS 10, Magna Park South	137,122 sq ft	15m

These examples demonstrate that 12-metre clear heights are now commonplace within the market segment targeted by the proposed development. A lower internal height would restrict occupier flexibility, reduce storage efficiency and place the development at a competitive disadvantage compared with alternative accommodation within the Midlands market.

Why a 50m Service Yard is Required

Modern logistics operations require service yards capable of accommodating high volumes of articulated HGV movements whilst maintaining safe circulation and efficient loading operations.

A 50-metre service yard provides sufficient depth for:

- articulated HGV manoeuvring;
- simultaneous dock loading and unloading;
- trailer parking and marshalling;
- safe separation of HGV and staff vehicle movements;
- efficient loading and dispatch operations; and
- future operational flexibility as occupier requirements evolve.

The proposed yard depth is consistent with prevailing market standards. Examples of current Grade A stock in the Midlands include:

Development	Size	Yard Depth
LLP90 Leicester Logistics Park	90,000 sq ft	50m
Crossfire 14, Kettering	101,134 sq ft	50m
DC107, DIRFT	106,565 sq ft	50m
Rugby 106	106,645 sq ft	50m
Q117, Raunds	117,050 sq ft	50m
V100, Vantage Park	117,294 sq ft	52m
SmartParc Derby	118,244 sq ft	50m
Pickford Interchange	119,243 sq ft	50m
Kingpin Industrial Estate	120,595 sq ft	50m
Vernon 122, Wolverhampton	122,575 sq ft	50m
Sentinel 5, Birmingham	122,908 sq ft	50m
Leicester Logistics Park (LLP136)	136,000 sq ft	50m

The prevalence of 50-metre service yards across modern developments demonstrates that this is a standard market requirement rather than an enhanced specification. Reducing the yard depth would materially constrain vehicle circulation and operational efficiency and could adversely affect the marketability of the building.

Why the Service Yard Should Face Away from Residential Properties

The proposed site layout positions the service yard on the side of the building furthest from neighbouring residential properties.

This arrangement provides significant operational and environmental benefits by:

- directing HGV movements, loading operations and trailer activity away from residential receptors;
- allowing the warehouse building itself to act as an acoustic barrier;
- reducing the impact of reversing alarms, engine noise and loading activities;
- minimising the effects of operational lighting;
- reducing potential disturbance to neighbouring residents; and
- enabling occupiers to operate efficiently over extended operating periods where required.

The building therefore acts as a physical and acoustic screen between servicing operations and nearby residential properties. This approach is widely recognised as good industrial estate design practice because it balances commercial functionality with the protection of residential amenity.

Comparable Grade A Logistics Developments

The proposed specification is consistent with several developments within the Hinckley, Leicester, Lutterworth and wider Midlands logistics market.

Development	Unit Size	Typical Specification
LLP90 Leicester Logistics Park	90,000 sq ft	15m eaves, 50m yard
Crossfire 14, Kettering	101,134 sq ft	12m clear height, 50m yard
DC107, DIRFT	106,565 sq ft	15m eaves, 50m yard
Rugby 106	106,645 sq ft	14m clear height, 50m yard
Q117, Raunds	117,050 sq ft	12m clear height, 50m yard
V100, Vantage Park Birmingham	117,294 sq ft	13m eaves, 52m yard
Unit 110, Pickford Interchange Coventry	119,243 sq ft	12.5m eaves, 50m yard
Sentinel 5, Birmingham	122,908 sq ft	15m eaves, 50m yard
LLP136, Leicester Logistics Park	136,000 sq ft	12.5m eaves, 50m yard
MPS 10, Magna Park South	137,122 sq ft	15m eaves, 50m yard

Importantly, several of these buildings are located within approximately 10–20 miles of Hinckley, including Magna Park South, Leicester Logistics Park, Rugby 106 and DC107 at DIRFT. These facilities represent direct competition for occupiers and therefore provide particularly relevant evidence of current market expectations.

Magna Park, Lutterworth, one of the UK’s premier logistics destinations, continues to provide warehouse accommodation with clear heights ranging from 12m to 18m and extensive yard provision, reinforcing the market importance of these specifications within the regional logistics sector.

Recent Transactions

The lettings below, all within approximately 20 miles of Hinckley, provide further evidence of current occupier demand and prevailing specification standards across the comparable Midlands logistics market. Yard depth and clear height are shown where available; brochures can be accessed via the links provided. The full schedule is set out overleaf.

Recent Transactions — Hinckley + 20 miles

Name	Building	Town	Postcode	Size (sq ft)	Rent (psf)	Occupier	Start Date	Term	Rent Free (m)	Specification	Yard Depth (m)	Clear Height (m)	Brochure
Unit A, New Frontier House	Ground & 1st Floor, Unit A, New Frontier House, Interlink Business Park,	Leicester		77,298	£9.25	Graphic Packaging International	14 Jul 2026	15 (10)	12	2nd Hand	46	10	
Segro Park Coventry Gateway, Coventry, CV8 3BB	SPC 140 (Unit 4C)	Coventry	CV8 3BB	140,567	£10.25	KTM	19 Jun 2026	10	12	New Build	50	15	Download
Magna Park South, Lutterworth, LE17 4JB	MPS11	Lutterworth	LE17 4JB	119,620	£10.5	J&T Express	08 Jun 2026	10	7	New Build	50	15	
Griffen Park, Leicester, Leicestershire, LE9 9BZ	Unit 2	Leicester	LE9 9BZ	103,679	£9.25	Chinese E-Commerce	14 May 2026	10	12	New Build	50	12.5	Download
Hams Hall Distribution Park, Coleshill, Birmingham, B46 1AL	Hams Hall 130	Coleshill	B46 1AL	127,944	£9.85	DP World	01 May 2026	10	15	2nd Hand	60	12	Download
Power Park Coventry, Middlesmarch Business Park	PPC1 & PPC2	Coventry	CV3 4FX	130,615	£6.78	Aurrigo	07 Apr 2026	5.9		2nd Hand	45	7-9	Download
Tetron 142	Tetron 142	Swadlincote	DE11 0BB	142,368	£8	Brunel Healthcare Manufacturing Ltd	02 Mar 2026	15	24	2nd Hand	50	11.2	Download
Siskin Parkway, Middlesmarch Business Park, Coventry, CV3 4UP	Vulcan	Coventry		81,774	£12	British Garden Centres	01 Jan 2026	7	7	2nd Hand	35	10.1	Download
Central Park 100, Central Park, Rugby, Warwickshire, CV23 0WB	Central Park 100 Warehouse	Rugby	CV23 0WB	100,766		Continental Tyres	15 Nov 2025	5		2nd Hand	50	12.5	Download
Midpoint 105	Distribution / Industrial Unit	Birmingham	B76 1AB	105,506	£9.5	Fortune packaging	17 Oct 2025	10		2nd Hand		10	Download
Indurent Park, Tamworth, B78 2EY	Unit T119	Tamworth	B78 2FG	119,372	£10	DPD	17 Oct 2025	5	6	New Build	50	12.5	Download
Prologis Park Coventry, CV6 4Q6	DC105	Coventry	CV6 4QG	104,884	£10.25	Eurofit	26 Sep 2025	11	15	2nd Hand	84	10	Download
Unit B Danes Way, DIRFT	Unit B Danes Way, DIRFT	Northampton	NN6 7FT	143,155	£9	Menzies	20 May 2025	10	14	2nd Hand	55	14	
Merlin Park, Wood Lane, Birmingham, B24 9QS	Unit 1	Birmingham	B24 9QS	53,510	£10.5	NHS	01 Apr 2025			2nd Hand	45	9.3	Download
Prologis Park, Bromford Gate, B24 8DQ	Unit DC1	Birmingham	B24 8DW	64,374	£10	Fischer Farms	01 Mar 2025	10	7	2nd Hand	35	8	Download
Ansty Park, Coventry, CV7 9RF	Apollo 7	Coventry	CV7 9RD	116,322	£10.75	JD.com	01 Mar 2025			New Build	50	12.5	Download
140 & 180 Waterside Road, Leicester, LE5 1TN	140 Waterside Road	Leicester	LE5 1TN	96,401	£7.34	Sav-Eco Packaging Ltd	12 Feb 2025	15		New Build	55	11	Download
Courtaulds Way, Coventry, CV6 5NX	78 Courtaulds Way	Coventry	CV6 5NX	77,750	£9.5	NP Aerospace	01 Jan 2025	10	8	2nd Hand	65	8.7	Download
Ashby Park, Coalfield Way, Leicestershire, LE65 1JF	Unit 16		LE65 1JD, LE65 1JR	58,000	£8	Inspired Entertainment	01 Sep 2024	10	11.5	2nd Hand	40	9.5	Download

Supply and demand

There is an acute shortage of immediately available Grade A industrial and logistics accommodation within Hinckley and the surrounding market. A review of units between 50,000 and 150,000 sq ft within an indicative 10-mile radius identifies no immediately available Grade A buildings within Hinckley and Bosworth Borough itself. The nearest available options are principally concentrated at Magna Park, Lutterworth, including MPS 10, Magna 104 and MPS 11. Other potential competing buildings outside the borough are either under offer, exchanged or remain under construction and therefore do not represent immediately available supply.

The current Grade A accommodation available or under development within Hinckley is significantly larger than the size range considered and Hinckley 95, with current and proposed units ranging from approximately 258,000 sq ft to 514,000 sq ft.

This limited availability in the 50,000-1250,000 sq ft bracket should be considered against Hinckley's strategic location within the Midlands' Golden Triangle and continued occupier demand for well-connected logistics accommodation. During the first half of 2026, the Midlands accounted for 62% of UK logistics take-up, with East Midlands take-up reaching 5.8 million sq ft and 38% of all national take up. Demand was led by third-party logistics, retail and e-commerce occupiers, while the speculative development pipeline continued to reduce.

The longer-term need for additional strategic warehousing is also recognised in the Leicester and Leicestershire Strategic Distribution Needs and Apportionment Study, published in October 2025 and corrected in January 2026. The study identifies a requirement for 3.97 million sq m of additional strategic warehousing floorspace across Leicester and Leicestershire between 2023 and 2046. The subsequent March 2026 Statement of Common Ground apportions 755,800 sq m to Hinckley and Bosworth, with 428,839 sq m remaining after recorded completions and commitments. While this evidence relates to long-term strategic need rather than current building availability, it confirms a continuing requirement for further strategic warehousing provision within the Borough.

Conclusion

The proposed warehouse specification has been developed in direct response to established occupier requirements within one of the UK's most important industrial and logistics markets.

The provision of a 12-metre clear internal height reflects the minimum Grade A specification expected by modern warehouse occupiers and is consistent with numerous competing buildings currently available across the Midlands market.

A 50-metre service yard similarly reflects prevailing market practice and is necessary to accommodate modern HGV movements, efficient loading operations and future occupier requirements.

The orientation of the service yard away from neighbouring residential properties represents recognised good planning and design practice by helping minimise operational impacts while allowing the building to operate efficiently.

Taken together, these elements provide a commercially justified, market-led specification that is necessary to ensure the proposed development remains attractive to occupiers, competitive within the logistics market and capable of delivering long-term employment opportunities at Hinckley.

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