

M1 XL East Midlands

Tamworth Road
East Midlands
DE72 2HP

TO LET

645,285 sq ft of prime
industrial space in the
UK's Golden Triangle

EAST MIDLANDS

M1 XL

UNRIVALLED EAST MIDLANDS LOCATION



2 MINS DRIVE TO
M1 J24A VIA A50



Size Sq Ft
645,285



Cross
Docked



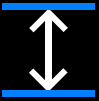
Circulation
360°



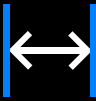
Power Available
Up to 5.4MVA



Office Content
5%



Clear Height
18m



Yard Depth
Up to 65m



Dock Level Doors
60



HGV Parking
224



Floor Loading
50 Kn/m²



Car Parking
491



Level Access Doors
7



BREEAM
Excellent



Roof Lights
12%

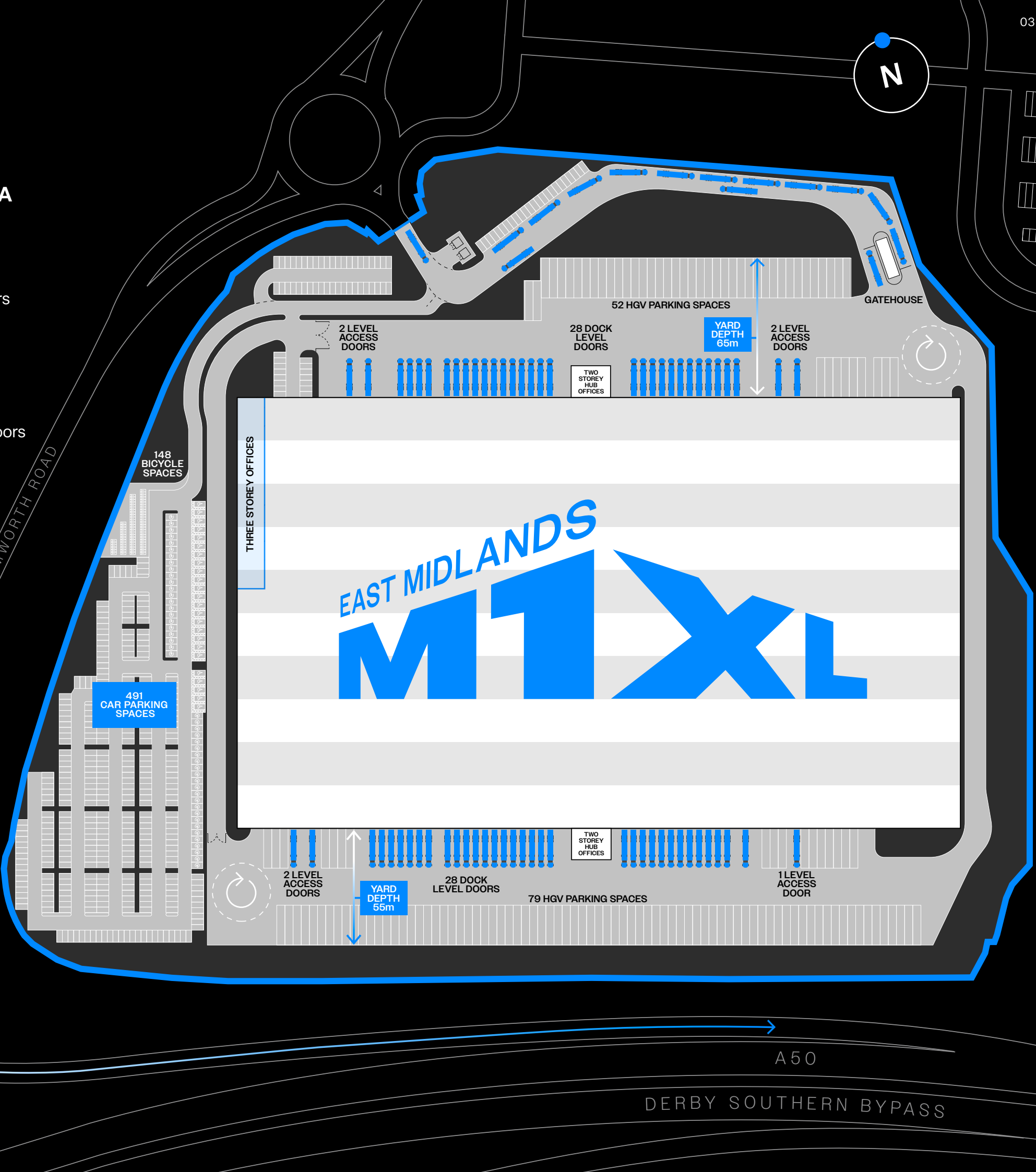


EV Charging
46 spaces



EPC
A+

	sq m GIA	sq ft GIA
Unit	56,510	608,270
Ground Floor Office	346	3,730
First Floor Office	975	10,500
Second Floor Office	1,024	11,030
Plant	205	2,210
Hub Offices	850	9,160
Gatehouse	36	385
Total	59,946	645,285



X-DOCK XL POWER XL CAPACITY

M1 XL spans an impressive 645,285 sq ft, designed with cross-docking functionality to optimise logistics efficiency. Key ESG-focused features include a BREEAM 'Excellent' rating, ensuring high environmental and operational standards, EPC A+ and integrated EV charging infrastructure to support the transition to greener transport solutions.



SITUATED IN THE UK'S GOLDEN TRIANGLE

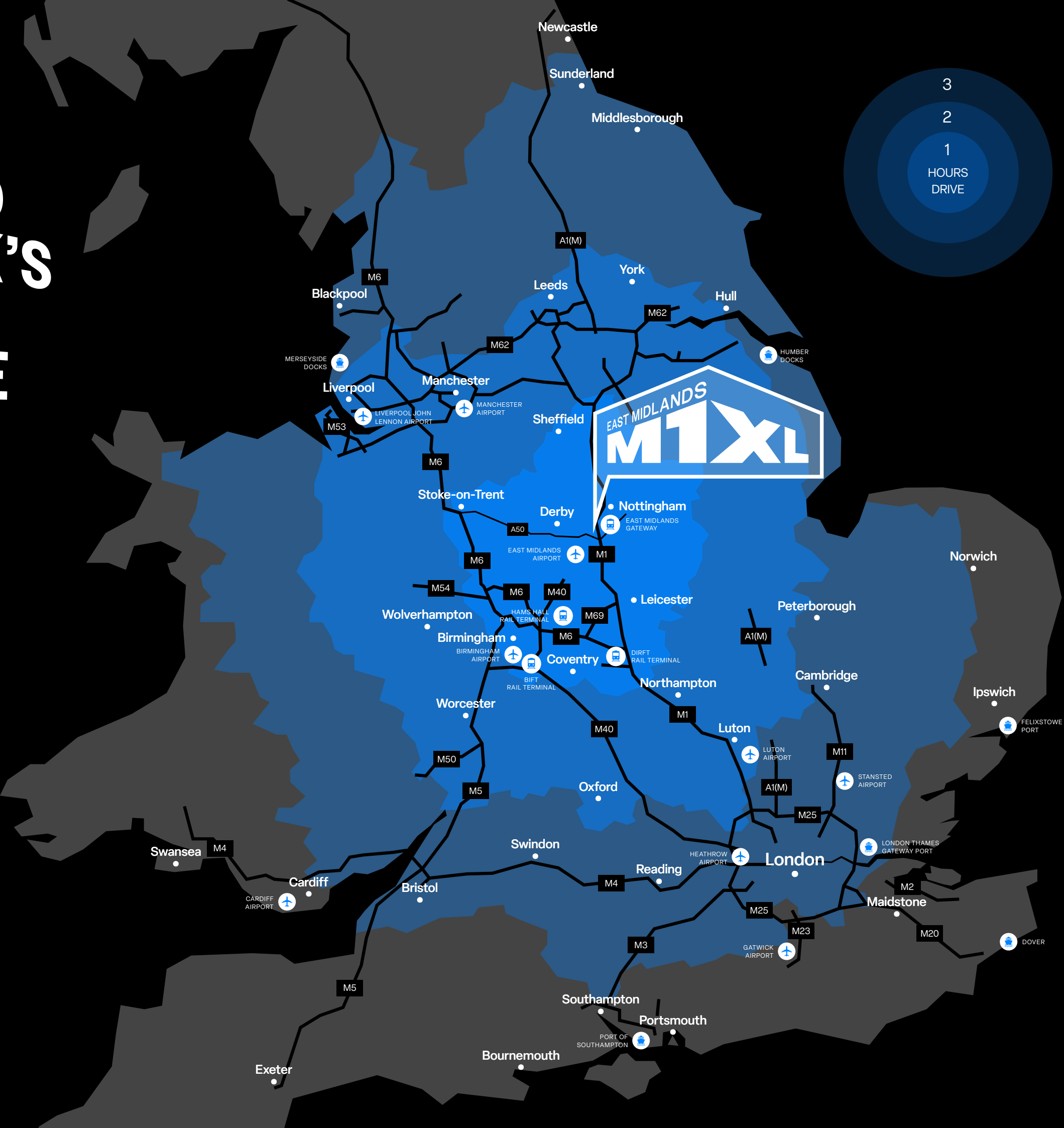
M1 XL is located in the 'Logistics Golden Triangle', the epicentre for logistics in the UK as over 85% of the British population can be reached within a 4 hour drive time. The major population centres of Leicester, Derby, Birmingham, Nottingham, and Sheffield are all easily accessible.

 LOCATION	MILES	MINS
Derby	10	14
Nottingham	13	22
Leicester	21	28
Birmingham	42	45
Manchester	80	90
London	120	140

 RAIL FREIGHT TERMINALS	MILES	MINS
East Midlands Gateway	5	10
BIFT	27	34
Hams Hall	33	37
DIRFT	40	42

 AIRPORTS	MILES	MINS
East Midlands Airport	5	10
Birmingham Airport	39	45
Luton Airport	90	100

 PORTS	MILES	MINS
Merseyside Docks	97	105
Humber Docks	100	120
London Thames Gateway Port	147	140
Felixstowe Port	165	165



A SKILLED WORKFORCE

The location of M1 XL offers exceptional access to a strong and diverse labour pool. With Nottingham and Derby both just 13 miles away and Leicester only 20 miles distance, the site is ideally placed to draw talent from three major cities. This proximity ensures a steady supply of skilled workers across a wide range of industries, supported by excellent transport links that make commuting straightforward and efficient.



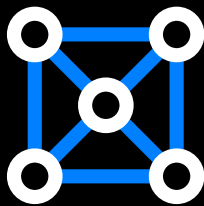
90,000 economically active individuals are currently unemployed within a **45 minute drive**.



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



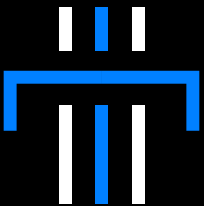
The area is home to **1,000,000** people within a **30-minute drive**.



There are **332,000** logistics employees typically employed within a **30-minute drive**.

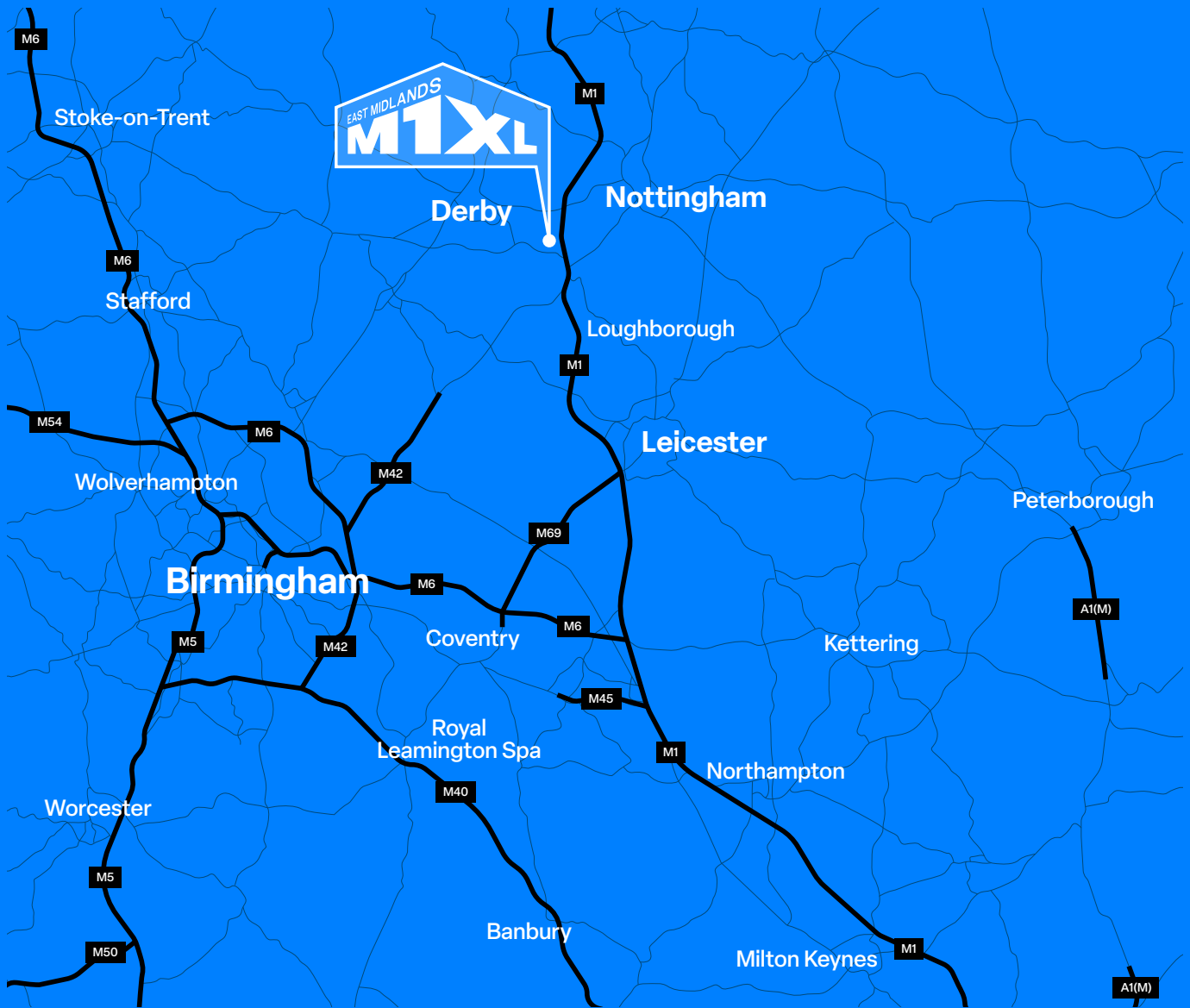


91% of the UK's domestic spending power is accessible within 4 hours.



85% of the mainland UK population is reachable within a **4-hour HGV drive**.

ON YOUR DOORSTEP





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View Google Maps

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