

M1 XL East Midlands

Tamworth Road
East Midlands
DE72 2HP

TO LET

645,000 sq ft of prime
industrial & logistics space in
the UK's Golden Triangle

EAST MIDLANDS

M1 XL

CONTENTS

Overview	03
Location	05
Demographics	07
Situation	09
Multi-modal	11
Specification	13
Carbon Net Zero	14
Contact	16

UNRIVALLED EAST MIDLANDS LOCATION

Prime 645,000 sq ft cross docked distribution unit prominently located in the logistics Golden Triangle fronting the A50 dual Carriageway and within 1.2 miles (2 mins) of M1 junction 24.

M1 XL is in an established industrial and logistics location, close to some of the country's largest and most successful logistics developments including Segro Logistics Park East Midlands Gateway (4 miles) and East Midlands Distribution Centre (3.5 miles).





SITUATED IN THE UK'S GOLDEN TRIANGLE

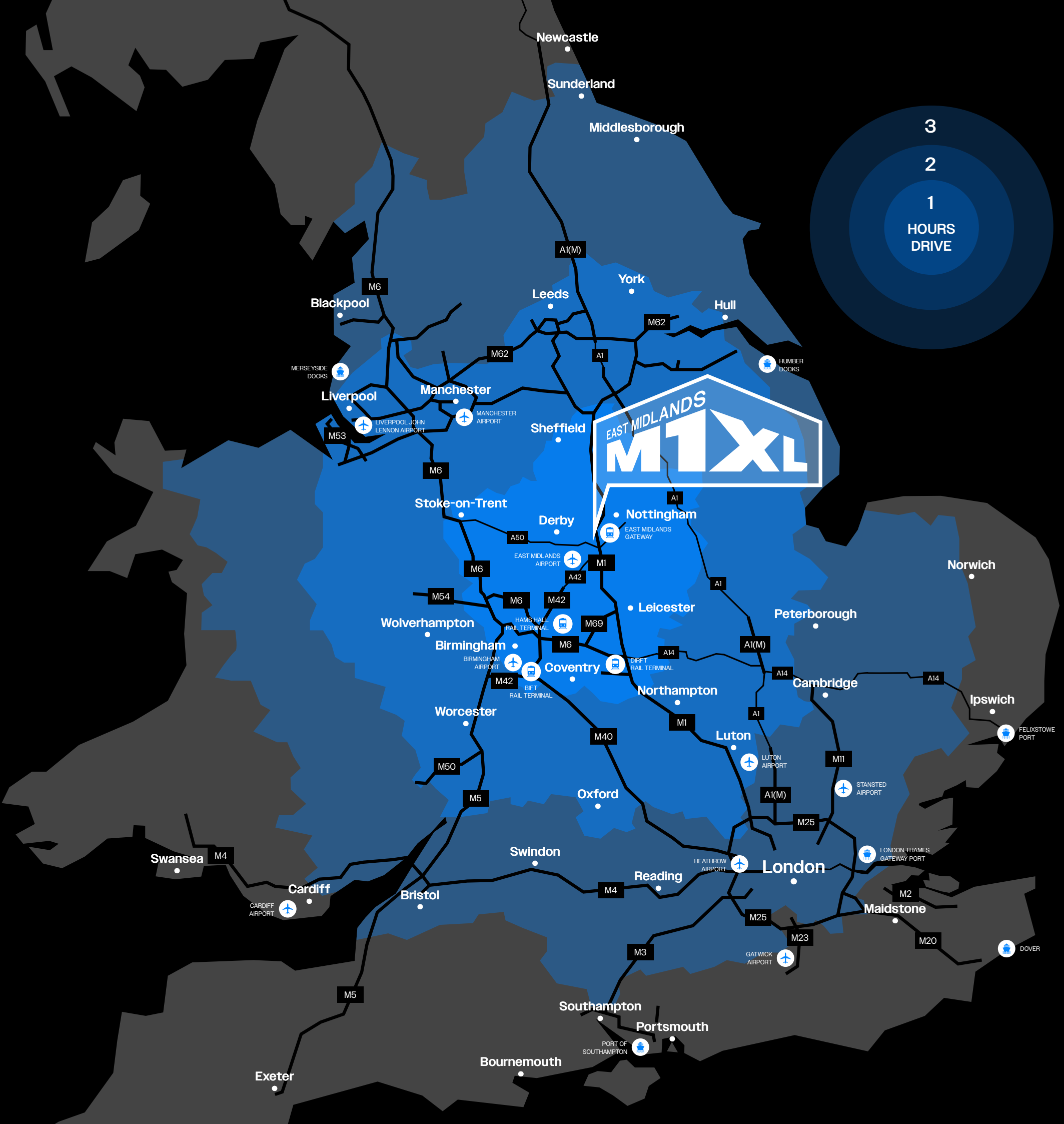
M1 XL is located in the 'Logistics Golden Triangle', the epicentre for logistics in the UK as over 85% of the British population can be reached within a 4 hour HGV drive time. The major population centres of Leicester, Derby, Birmingham, Nottingham, and Sheffield are all easily accessible.

 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	4	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 away, 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.



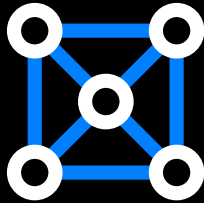
90,000 economically active individuals are currently unemployed within a **45 minute drive**.



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



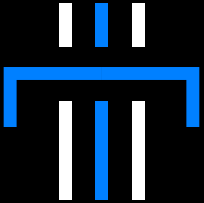
The area is home to **1,000,000** people within a **30-minute drive**.



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

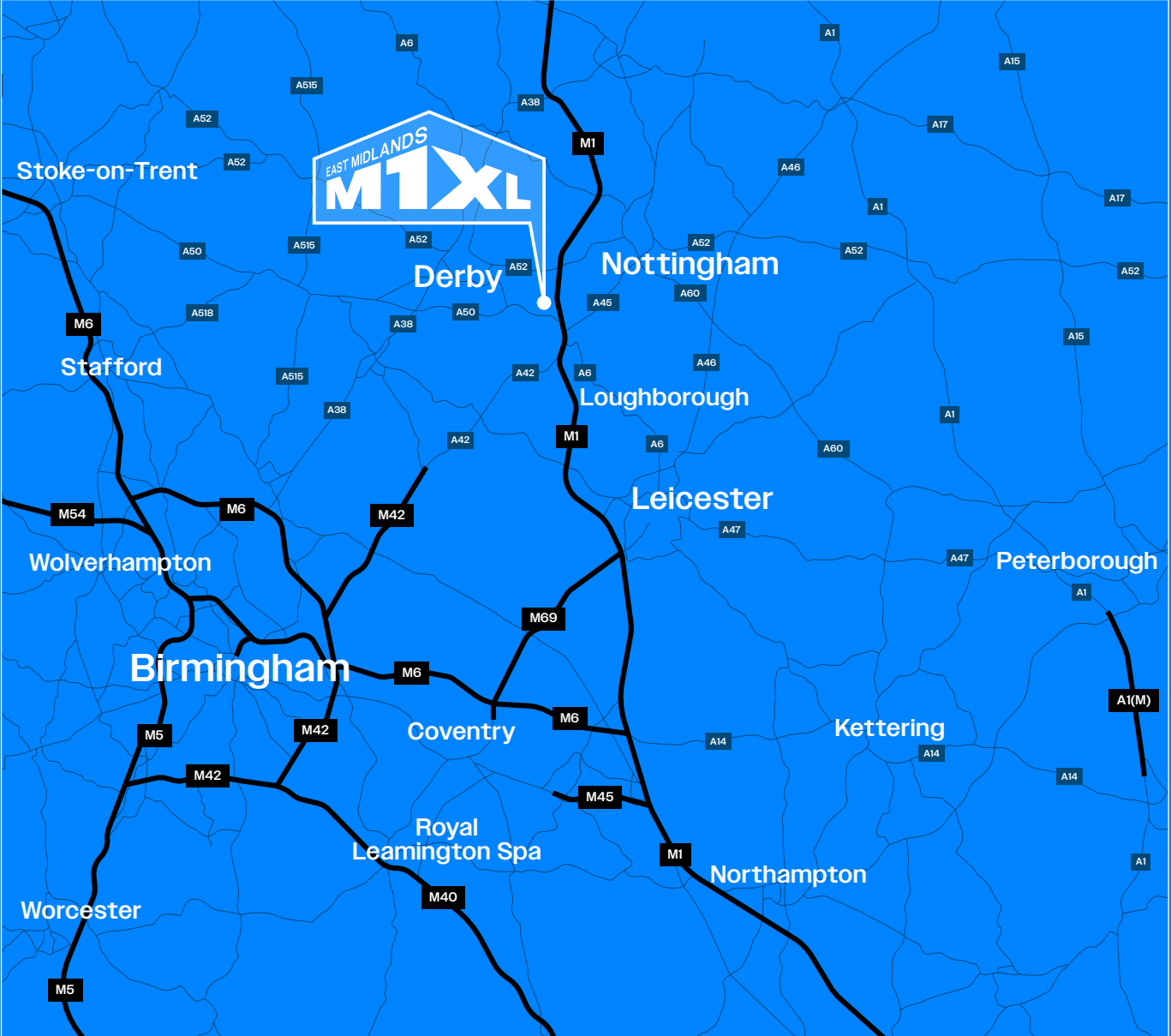


91% of the UK's domestic spending power is accessible within **4 hours**.

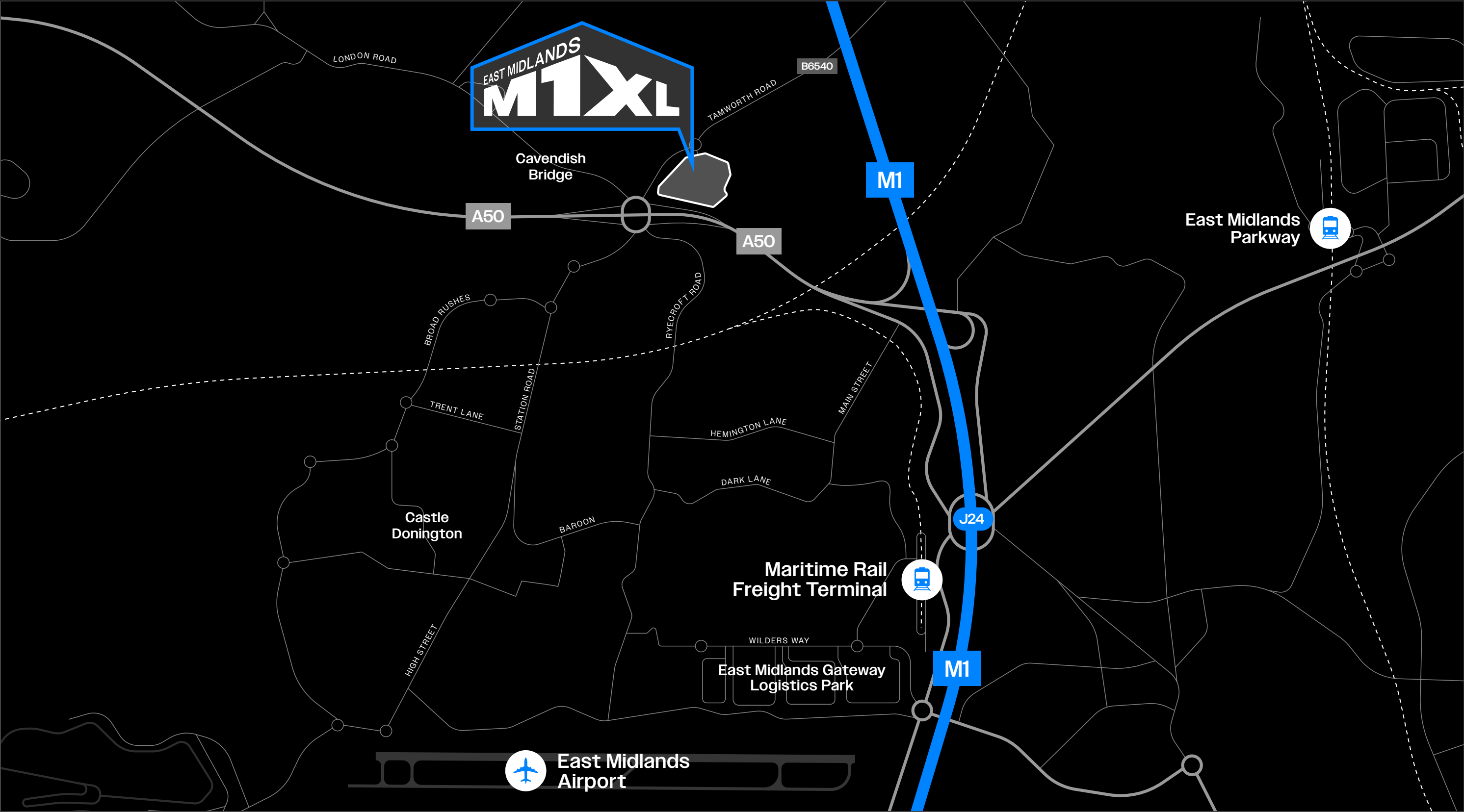


85% of the mainland UK population is reachable within a **4-hour HGV drive**.

ON YOUR DOORSTEP







Located at the heart of the Midlands logistics network, M1 XL benefits from unrivalled multimodal connectivity. The M1 motorway, East Midlands Airport and the Maritime rail freight terminal are all within a 10-minute drive, providing seamless access by road, air and rail to every major UK market. This concentration of infrastructure makes M1 XL an ideal base for occupiers seeking fast, efficient distribution across the UK and Europe.



East Midland Parkway Station
8 mins



East Midlands Airport
10 mins



Maritime Rail Freight Terminal
10 mins



M1 Junction 24
2 mins

MULTI-MODAL. MAXIMUM REACH.



Being within ten minutes of East Midlands Airport gives M1 XL logistics infrastructure beyond typical regional connectivity. As the UK's busiest dedicated cargo airport, it provides direct, 24/7 access to national and international markets, enabling faster, more efficient distribution for time-critical operations.

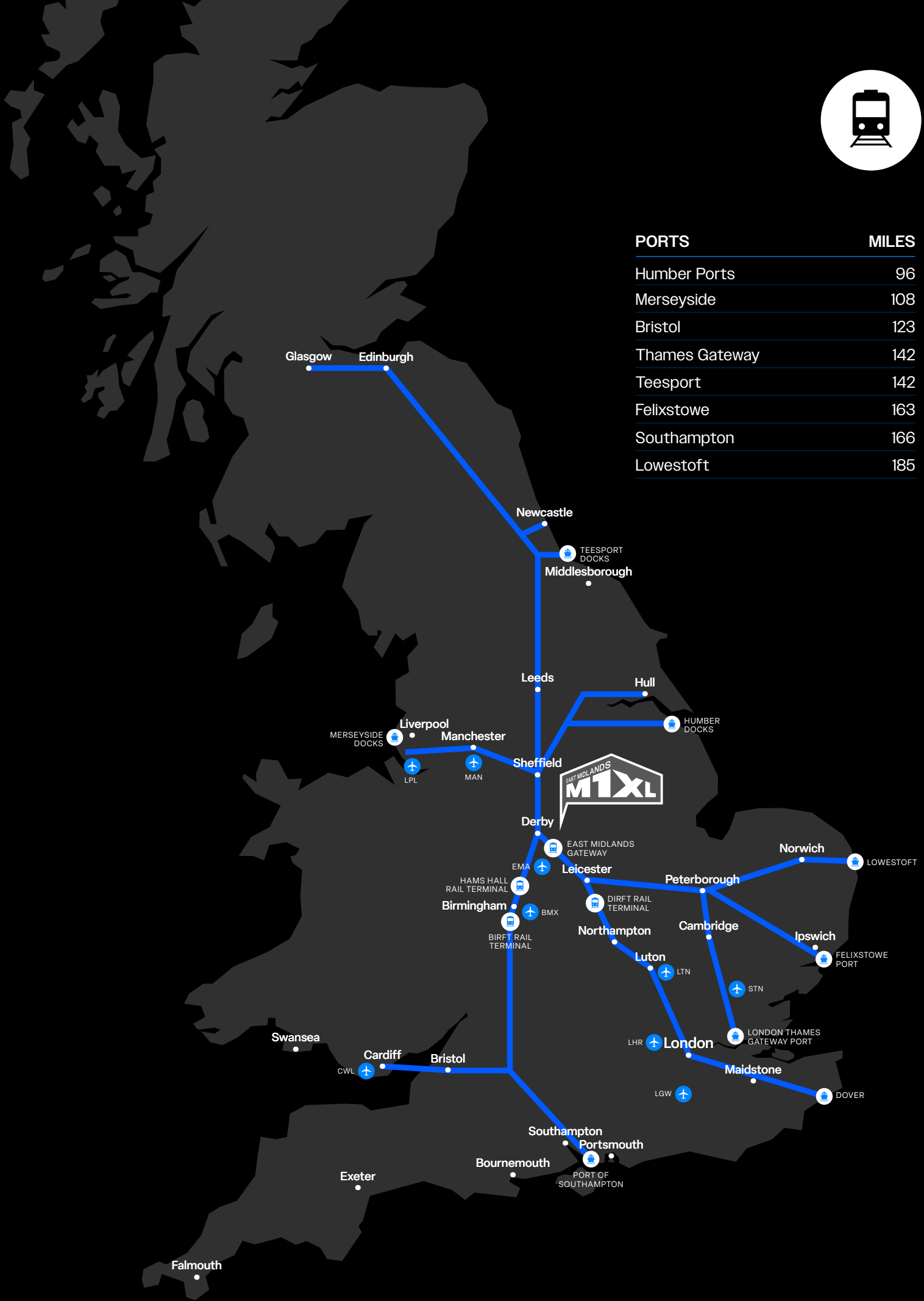


Destinations served by East Midlands Airport:

LOCATION	CITY
Nigeria	Lagos
China	Shanghai
Hong Kong	Hong Kong
India	Delhi
	Mumbai
Singapore	Singapore
South Korea	Seoul
Israel	Tel Aviv
UAE	Bahrain
	Dubai
Uzbekistan	Tashkent
France	Paris
Greece	Athens

LOCATION	CITY
USA	Anchorage
	Cincinnati
	Los Angeles
	Louisville
	New York
	Philadelphia
Poland	Warsaw
Turkey	Istanbul
Belgium	Brussels
	Liege
Denmark	Copenhagen
Iceland	Keflavik
Ireland	Dublin

LOCATION	CITY
Germany	Cologne
	Frankfurt
	Leipzig
	Munich
Spain	Barcelona
	Madrid
Sweden	Stockholme
UK	Aberdeen
	Belfast
	Edinburgh
	Isle of Man
	Jersey
	Newcastle



PORTS	MILES
Humber Ports	96
Merseyside	108
Bristol	123
Thames Gateway	142
Teesport	142
Felixstowe	163
Southampton	166
Lowestoft	185

A GIANT OF SUSTAINABLE WAREHOUSING

M1 XL spans an impressive 645,000 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.





Size Sq Ft
645,285



Cross
Docked



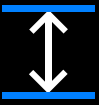
Circulation
360°



Power Available
Up to 5.4MVA



Office Content
5%



Clear Height
18m



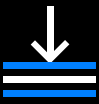
Dock Level Doors
60



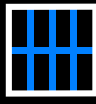
Level Access Doors
7



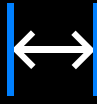
HGV Parking
224



Floor Loading
50 kN/m²

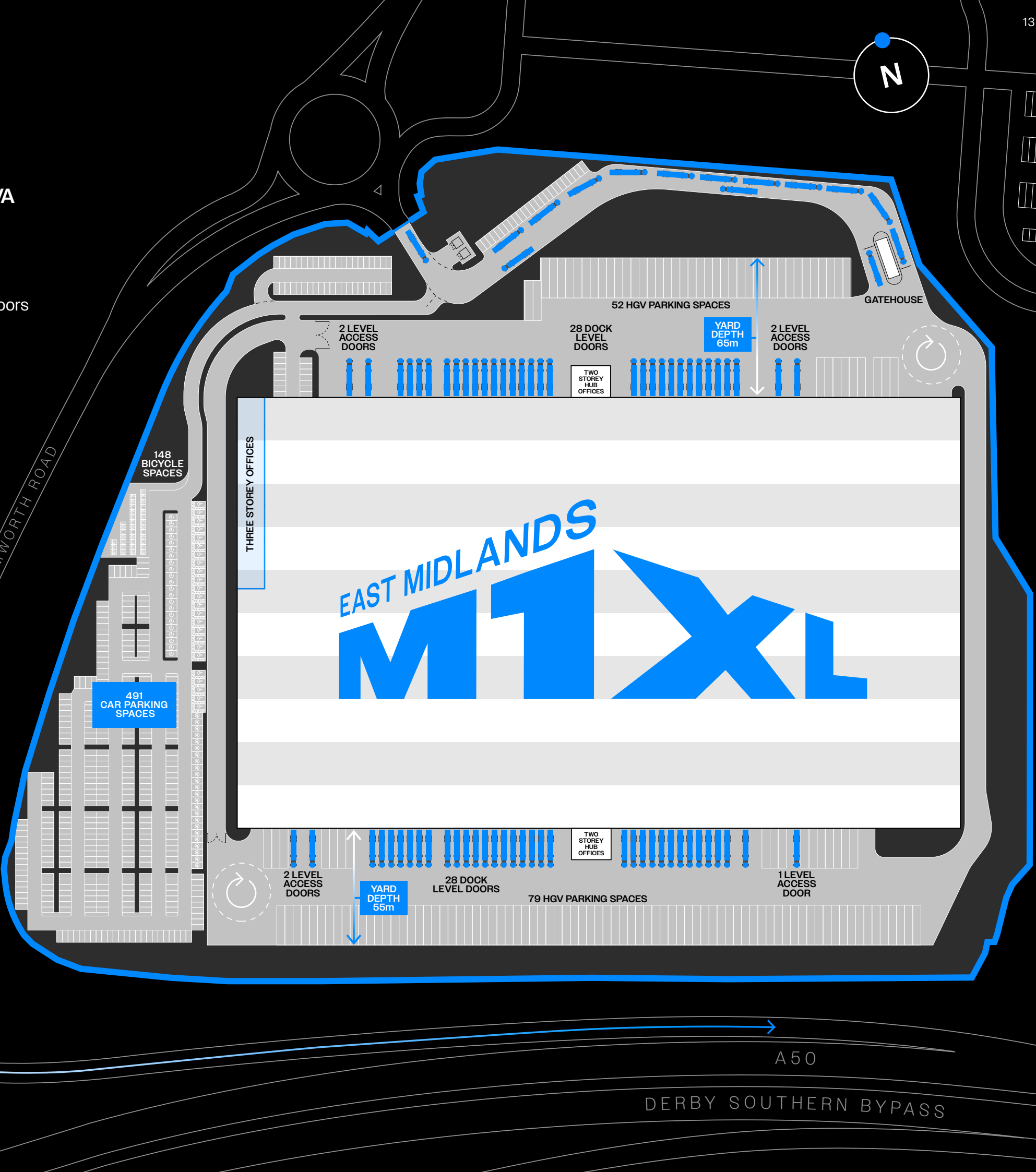


Car Parking
491



Yard Depth
Up to 65m

	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



DELIVERING CARBON NET ZERO DEVELOPMENTS

Working with Turley Sustainability and Natural Capital Partners, PLP is committing all new speculative developments to be carbon net zero, in line with the UKGBC Net Zero Buildings Framework.

Construction: carbon is reduced through recyclable cladding, low-carbon concrete and steel, with any remaining emissions offset via high-quality projects.

Design: buildings target EPC A ratings, use all-electric services, and twice the required solar PV minimum, enabling tenants to achieve net zero operation through integrated renewable energy and supply choices.



BREEAM
Excellent



EV Charging
46 spaces



Roof Lights
12%



EPC
A+



**18M
CLEAR
HEIGHT**

65M YARD DEPTH

APEX



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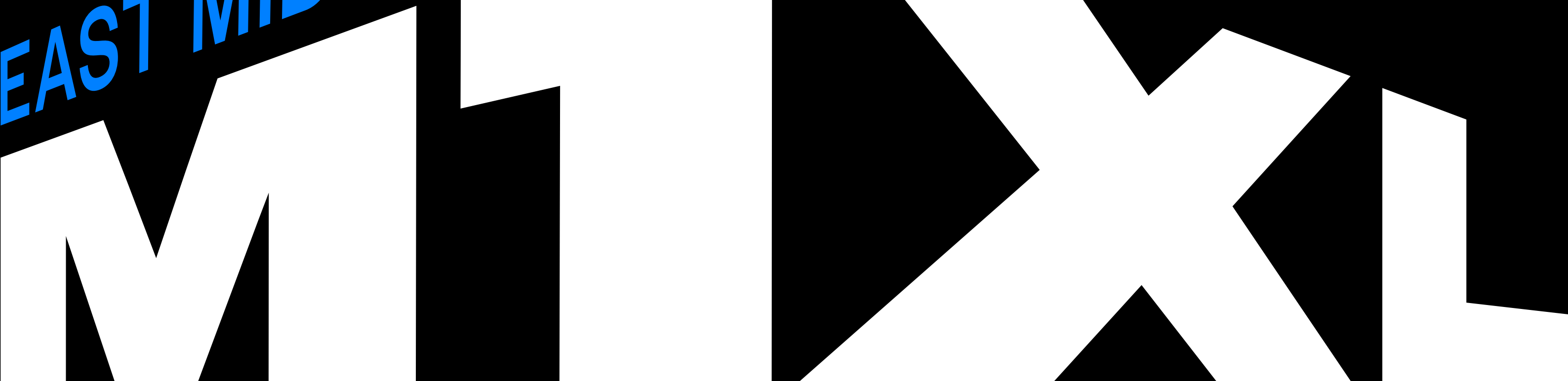
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View Google Maps

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EAST MIDLANDS



Indurent is a leading UK industrial and logistics property business with a 30 million sq ft national portfolio. Backed by institutional capital, it delivers, manages and operates high-quality logistics space focused on growth, sustainability and long-term value.



Established in 2015, PLP is a specialist UK logistics and industrial property business. The platform develops, manages and owns prime logistics real estate, with in-house expertise spanning acquisitions, development,