

## *Investment Sites Harborough District*

### **MAGNA PARK, LUTTERWORTH**

There are two sites available. Tornado 186 presents an opportunity to take the last remaining position on the largest and most successful dedicated distribution development in Europe, home to some of the UK and Europe's leading companies. Building 4400 is an existing cross-docked and fully fitted warehouse; there is opportunity to extend the existing 258,873 sq. ft. unit to 410,765 sq. ft.

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### **COMPASS POINT BUSINESS PARK**

Located on the southern outskirts of Market Harborough, the first phase of Compass Point will consist of six business units ranging from 255 - 1,029 sq. m. in size. Premises are available on either a freehold or leasehold basis, and will be utilised for B1 uses. Potential for further 3,500 sq. m.

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### **LUTTERWORTH EAST**

Leicestershire County Council owns the majority of a 210 hectare development site in Lutterworth East. The site will become a centre for employment, housing, schools and shops. There is a proposed development of 2,750 houses, 975,000 sq. ft. of employment space and a local retail centre.

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### **LAND AT AIRFIELD FARM, MARKET HARBOROUGH**

Land at Airfield Farm, Leicester Road is allocated for a mix of Class B1, B2 and non-strategic B8 development. There is a total of 13.1 hectares, and it is situated 1.5 miles north of the Town Centre.

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### **AIRFIELD BUSINESS PARK, MARKET HARBOROUGH**

Leicestershire County Council own over 15 acres of land north of Market Harborough town centre with outline consent for a mixed office, industrial and warehouse scheme. Airfield Farm is adjacent to the already established Harborough Innovation Centre. Outline consent for 266,000 sq. ft. B1, B2 and B8 office, and warehouse and light industrial units.

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