

# Press Release 2025



## LACK OF FREEHOLD OPPORTUNITIES OUT THERE? WHY NOT TAKE A LOOK AT STONEY STANTON BUSINESS PARK

On behalf of Clowes Developments, FHP Property Consultants and Andrew + Ashwell are marketing Stoney Stanton Business Park, a brand-new industrial/ warehouse development offering eight units from circa 5,941 sq. ft. to 28,717 sq. ft. of high-quality space available to buy or rent.

The units are designed to suit the modern occupier as they offer clear span industrial/ warehouse accommodation, full height electric roller shutter loading door with good yard space and allocated parking with an EV charging point, all of which can be altered to meet an occupier's requirement. The size of the units is also flexible as the adjoining units can be combined to create larger units.

Its location is within moments of Hinckley and the M69 which ultimately leads to Junction 21 of the M1 Motorway, therefore granting local business owners the opportunity to purchase or lease their own unit without the struggle of the commute into Leicester city centre every day. It also allows for regional/ national businesses the opportunity to quickly access the UK main arterial roads.

Following being granted planning permission by Blaby District Council for the development, the site sits ready for construction to begin.

The demand for new build industrial/ warehouse units remains high particularly for freehold opportunities due to the lack of availability in the region, whilst existing stock is dominated by second-hand units lacking in quality. Stoney Stanton Business Park bridges this gap and offers brand-new high-quality space which can be tailored to suit occupiers need.

Corbin Archer of FHP Property Consultants comments: -

*"The current market continues to see strong demand for well located, high quality freehold units, something that remains in short supply across the region. Stoney Stanton Business Park offers an exciting opportunity for businesses looking for exactly this as we can offer as little as 5,941 sq. ft. of space on a freehold or leasehold basis which will be constructed to the usual high standard Clowes Developments offer."*

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

**Nottingham** | **Birmingham** | **Derby**  
**0115 950 7577** | **0121 752 5500** | **01332 343 222**

**Nottingham Office**  
10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**  
122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**  
North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

---

Mike Allwood of Andrew + Ashwell comments: -

*"This development offers great quality new build units in a good strategic location for local and national businesses just off the M69 and is a welcome opportunity to the market given the lack of freehold supply in the region particularly of such quality. We are already speaking with a number of occupiers and therefore if you are interested, please do get in touch with us."*

Oliver Whittaker, Inward Investment Manager at Invest in Leicester, comments:-

*"Leicester and Leicestershire offers an outstanding location for businesses looking to establish and grow. This is highlighted by the impending development of Stoney Stanton Business Park, where organisations like Clowes Developments and its partners are providing the business premises that enable ambitious businesses to grow within our region."*

For further information please contact Corbin Archer on 07929 716 33 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk) or Tim Gilbertson on 07887 787 893 / [tim@fhp.co.uk](mailto:tim@fhp.co.uk). Alternatively please contact our joint agent Andrew + Ashwell by contacting either Mike Allwood on 07969 149 386 / [mra@andash.co.uk](mailto:mra@andash.co.uk) or Kelvin Wilson on 07702 369280 / [kww@andash.co.uk](mailto:kww@andash.co.uk).

ENDS

Corbin Archer

April 2025

---

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.

Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

**Nottingham**  
**0115 950 7577**

**Birmingham**  
**0121 752 5500**

**Derby**  
**01332 343 222**

**Nottingham Office**

10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**

122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**

North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

---