

Press Release 2025



STONEY STANTON BUSINESS PARK – THE NEXT STEP FOR YOUR BUSINESS?

Stoney Stanton Business Park, Leicestershire benefits from planning consent granted by Blaby District Council, so the development is ready and raring to go, but what else does it have to offer?

As one of the few opportunities of its kind in the area, Stoney Stanton Business Park offers high-quality new-build industrial and warehouse space for both freehold purchase and leasehold occupation, in a prime, well-connected East Midlands location.

1. Freehold and Leasehold Opportunities – Rare and In-Demand

With the market for freehold industrial units continuing to tighten, Stoney Stanton presents a rare opportunity for both local owner-occupiers and investors to secure brand new space tailored to the needs of the modern business. The development is located just minutes from Hinckley and the M69, providing excellent connectivity to the wider Midlands and UK motorway network via Junction 21 of the M1.

2. A Location That Works for Business

For local businesses, Stoney Stanton offers the convenience of operating outside the Leicester city centre, avoiding congestion and cutting commute times. For national and regional operators, the strategic location ensures easy access to key arterial routes, enabling swift logistics connections and efficient distribution.

3. High-Spec, Flexible Industrial Units – Built for the Modern Occupier

The scheme will deliver eight brand new industrial/warehouse buildings, available in a mix of terraced and detached formats. Unit sizes range from 5,942ft² to 28,717ft², with the ability to combine units to suit individual space requirements.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
 Visit our website: www.fhp.co.uk

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Each unit features:

- * Clear span warehouse/industrial space
- * Full-height electric roller shutter doors
- * Dedicated yard and loading space
- * Concrete surfaced delivery yard
- * Allocated car parking
- * EV charging points
- * 10% Natural translucent roof lights
- * Flexible layouts to adapt to business needs

4. Hear From the Agents

FHP Property Consultants and Andrew + Ashwell have been jointly instructed as agents on the scheme and are now marketing the opportunity on an all-enquiries basis.

Tim Gilbertson & Corbin Archer, FHP Property Consultants, comment:

"The industrial and warehouse market continues to demonstrate remarkable resilience, despite wider economic and geopolitical challenges.

One of the consistent challenges we face, particularly in Leicestershire, is the lack of high-quality freehold new-build stock. Stoney Stanton Business Park directly addresses this gap, providing units from 5,942ft² to 28,717ft², all delivered to a high specification and customisable to occupier requirements.

We've seen strong take-up of similar schemes across the East Midlands over recent years – with many selling or letting quickly. Stoney Stanton is a natural continuation of that trend, offering businesses in Leicestershire the chance to secure a modern, brand-new industrial unit in a superb location. We're excited to speak to interested parties."

Mike Allwood, Andrew + Ashwell, added:

"To endorse the comments above the lack of quality industrial stock in Leicester has been an issue for many years. The units available at Stoney Stanton provide a good range of small to mid-box sizes and the scheme has the added ability to combine space to maximise its potential.

Although more and more local businesses prefer to own their premises it is worth noting that the units are available on both a freehold or leasehold basis. This flexibility sets the scheme apart from many other developments in the region."

Stoney Stanton Business Park is currently being marketed on a leasehold and freehold basis. Interested occupiers are invited to contact Tim Gilbertson at FHP Property Consultants via tim@fhp.co.uk and Mike Allwood at Andrew + Ashwell via mra@andash.co.uk for more information.

ENDS

September 2025

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