



PRESS RELEASE

GAMES WORKSHOP SIGNS UP AT VGP PARK EAST MIDLANDS

- **Games Workshop, the maker of Warhammer, is VGP's first UK tenant**
- **Company leases 250,000 sq ft (23,200 sq m) at VGP Park East Midlands for its logistics activities**
- **VGP Park East Midlands is located beside junction 24a of the M1 in Leicestershire and is planned to have a total of four units ranging in size from 95,000 sq ft (8,800 sq m) to 342,000 sq ft (31,800 sq m)**

9 July 2026, Bristol: VGP, a pan-European owner, manager, and developer of high-quality logistics and semi-industrial real estate, has announced its first UK tenant.

Tabletop miniature wargames company Games Workshop, the maker of Warhammer, has agreed a pre-let of 250,000 sq ft (23,200 sq m) at Unit 3 of the 835,000 sq ft (77,600 sq m) VGP Park East Midlands, which is located in Leicestershire between Castle Donington and Long Eaton.

VGP Park East Midlands is situated beside junction 24a of the M1 and the A50, with direct access to the UK's key logistics corridor and with Nottingham, Derby, Leicester and Sheffield all within easy reach. East Midlands Airport and the East Midlands Gateway Rail Freight Terminal are also close by, with a large and skilled labour pool of around 1 million people within a 30-minute drive.

The park will offer four units ranging in size from 95,000 sq ft (8,800 sq m) to 342,000 sq ft (31,800 sq m), and tailor-made solutions for large operations suitable for logistics services, light production and commercial activities.

Unit 4, measuring 141,000 sq ft (13,099 sq m) is also in its commercialization phase and has already generated significant market interest. Early access can be provided from July with practical completion expected in December.

A spokesperson from Games Workshop said: "We're delighted to be taking over 250,000 sq ft of space at Unit 3 of this exciting new development."

Phase 1 of the park, which comprises of units 3 and 4, is due for completion in December this year. Both buildings include integrated office space and are being constructed to sustainability standard BREEAM Outstanding, the highest level in its segment. The park will offer high-quality sustainable features, including a solar system on the roof, EV charging facilities, and Trim Trail equipment.

Earlier this year VGP unveiled its second UK site, VGP Park Sheffield, which has a total footprint of 265,000 sq ft (24,600 sq m).

VGP's entry into the UK market is set to create new opportunities for businesses seeking high-quality logistics and industrial spaces at prime locations, enabled by its in-house

technical expertise, with more than 60 per cent of its employees being engineers, and by its integrated business model from land acquisition to property management.

CONTACT DETAILS FOR POTENTIAL TENANTS AND MEDIA ENQUIRIES

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ABOUT VGP

VGP is a pan-European owner, manager and developer of high-quality logistics and semi-industrial properties as well as a provider of renewable energy solutions. VGP has a fully integrated business model with extensive expertise and many years of experience along the entire value chain. VGP was founded in 1998 as a family-owned Belgian property developer in the Czech Republic and today operates with a staff of circa 412 FTEs in 18 European countries directly and through several 50:50 joint ventures. As of December 2025, VGP's gross asset value, including joint ventures at 100%, amounted to €8.7 billion, and the company had a net asset value (EPRA NTA) of €2.6 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

For more information, please visit: <https://www.vgpparks.eu/en/>