

# units 1-5

THE WHITTLE INDUSTRIAL ESTATE ■ CAMBRIDGE ROAD ■ WHETSTONE ■ LEICESTER ■ LE8 6LH

CANMOOR

3 UNITS  
REMAINING

SAT NAV  
LE8 6LH



## New Industrial / Warehouse Development 6,400 - 9,345 sq ft **TO LET**

- Established industrial location
- Planning for B1, B2 and B8
- 140 KVA Power
- 24 hour security / patrolled & CCTV
- Fully fitted first floor offices
- Car parking

# LEICESTER

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A brand new development of high quality industrial and warehouse units offering the following amenities:

- Units form 6,400 sq ft - 9,345 sq ft
- Steel portal frame construction
- 3 phase power – 140 KVA per unit
- Gas connection
- Unrestricted 24/7 access
- 30kN/m<sup>2</sup> floor loading
- First floor offices
- Planning for B1, B2 and B8
- Eaves height of 6m
- Prominent road frontage

## LOCAL OCCUPIERS



geoamey

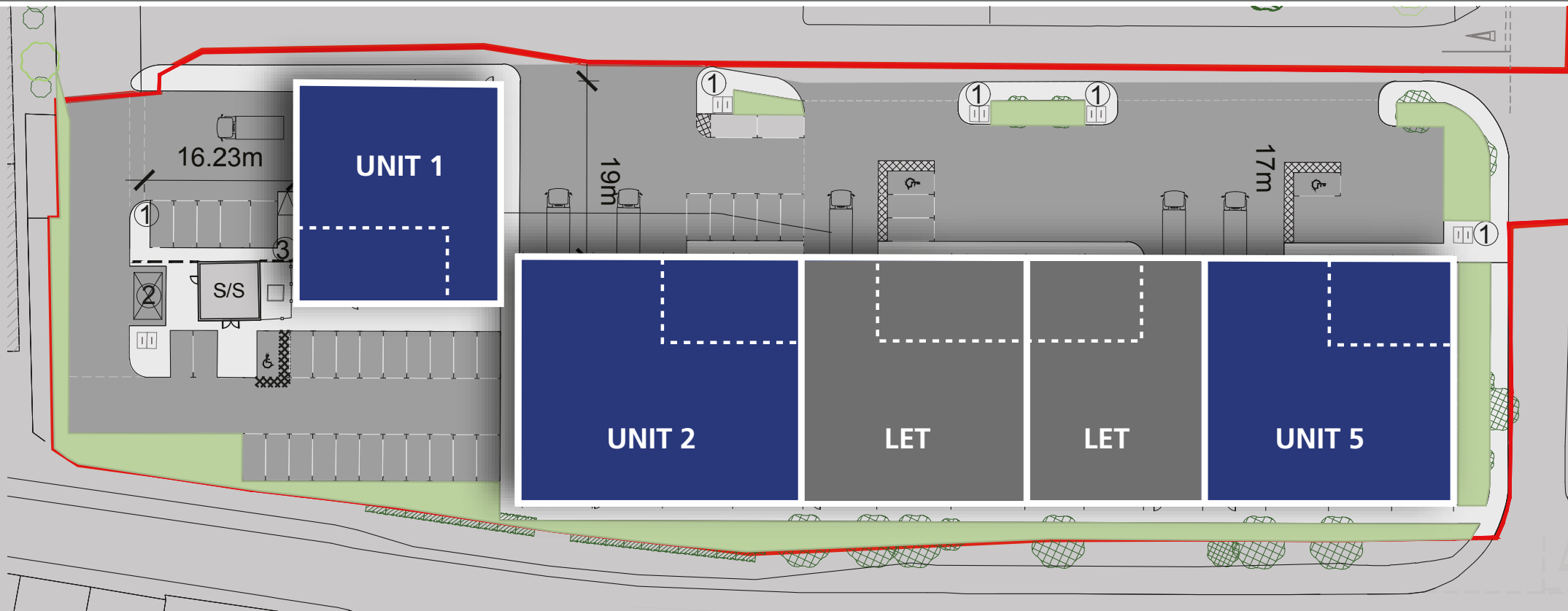
nationalgrid

COBA  
plastics

SGS

C.S. ELLIS GROUP LTD

# LEICESTER



**ACCOMMODATION - Gross Internal Area**

UNIT 1	sq ft	UNIT 2	sq ft	UNIT 3	sq ft	UNIT 4	sq ft	UNIT 5	sq ft
Warehouse	5,056	Warehouse	8,012	Warehouse	6,168	Warehouse	4,885	Warehouse	7,187
Office (F.F)	1,344	Office (F.F)	1,333	Office (F.F)	1,352	Office (F.F)	1,065	Office (F.F)	1,179
<b>Total</b>	<b>6,400</b>	<b>Total</b>	<b>9,345</b>	<b>Total</b>	<b>7,550</b>	<b>Total</b>	<b>5,950</b>	<b>Total</b>	<b>8,366</b>



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## COMMUNICATIONS



### MOTORWAY

M1	4 miles
M69	4 miles
M6	12 miles



### CITIES & TOWNS

Leicester	5 miles
Coventry	25 miles
Birmingham	40 miles

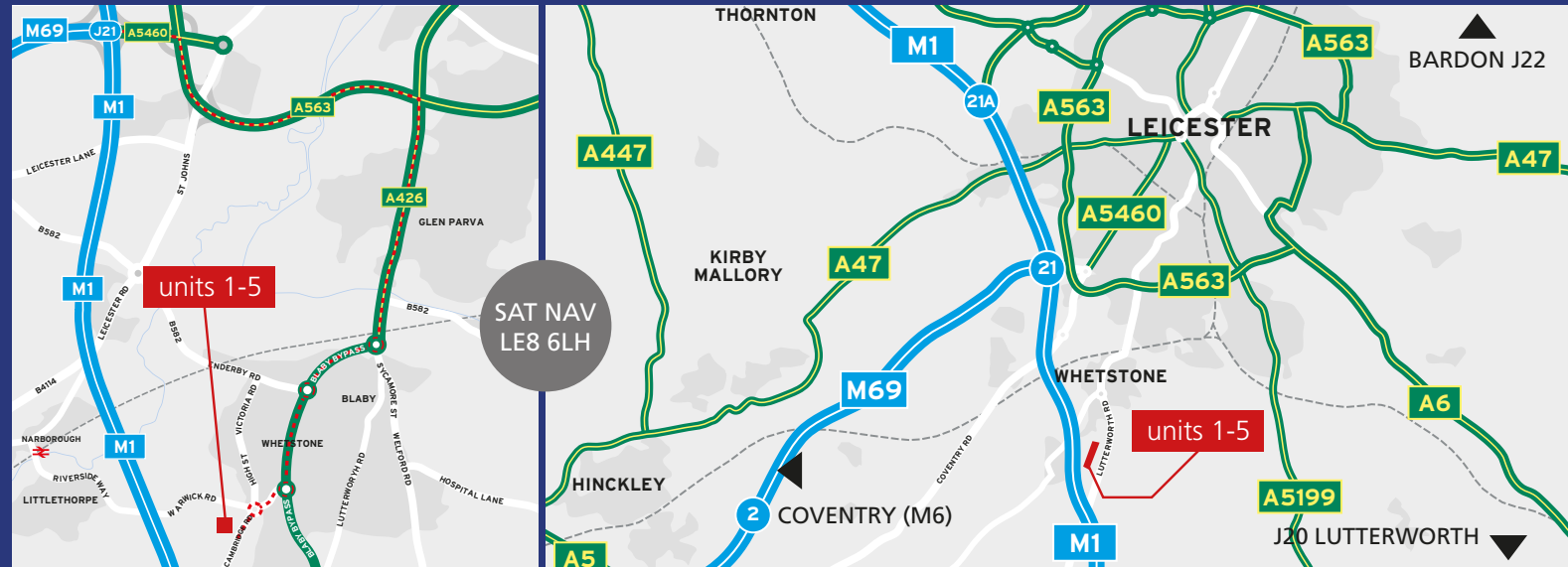


### RAIL

Narborough	1.5 miles
South Wigston	3 miles
Leicester	6 miles

## LOCATION

Units 1-5 are situated immediately off Cambridge Road which itself is approximately 5 miles south of Leicester City Centre and 4 miles south of the M1/M69 intersection (J21). The M1 and M69 provides immediate links to the core of the UK's central motorway system. The wider surrounding areas of Blaby, Whetstone, Glen Parva and Narborough provide a good source of local labour. In addition these districts form an established network for supporting businesses. Whetstone is one of Leicester's popular business locations.



## FURTHER INFORMATION

For further information please contact the joint agents.

**ANDREW+  
ASHWELL**  
0116 254 1220  
andash.co.uk

Malcolm Grayson  
mdg@andash.co.uk

**INNES ENGLAND**  
MAKE A GREAT DECISION  
0116 255 5455

Peter Doleman  
pdoleman@innes-england.com