

Industrial Unit

9,257 sq ft (860 sq m) **TO LET**

- New electric roller shutter doors
- Fitted ground floor offices
- Refurbished W/Cs
- LED lighting in offices
- On-site estate manager
- Close to M1 (J21) / M69
- Internal working heights of 4.4m - 6.3m
- 24 hour manned security
- Large three phase power capacity
- On-site café
- EPC B

LEICESTER

whittle estate

CAMBRIDGE ROAD ■ WHETSTONE ■ LEICESTER ■ LE8 6LH



LEICESTER

ACCOMMODATION

Block 56, Bay 9	sq ft	sq m
Total GIA	9,257	860

DESCRIPTION

A single storey industrial unit, constructed around a steel frame with profile sheeted roof and elevations. The unit provides flexible industrial accommodation, with working heights of 4.4m – 6.3m, and has been refurbished to include; Fitted ground floor offices with new LED lighting, redecorated W/Cs, electric roller shutter door and electric panel heaters.

Access is over a shared driveway, with loading by way of an electric roller shutter door. Vehicle parking is available within a large estate car park, located next to the property.

SPECIFICATION



Electric roller shutter doors



Fitted ground floor offices



24 hour manned security



3 phase power capacity



Working heights of 4.4m - 6.3m



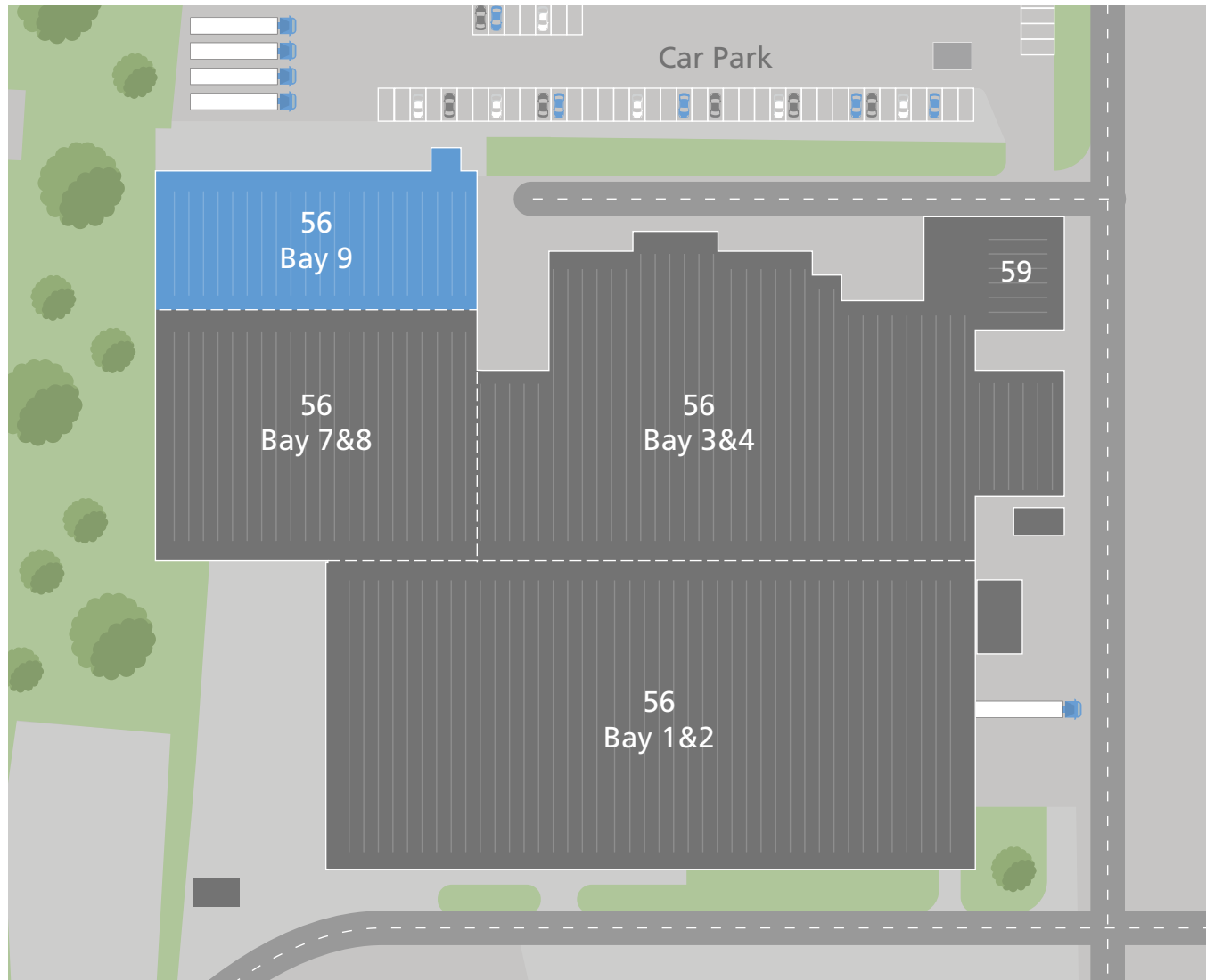
EPC B



LED lighting in offices



Refurbished W/Cs

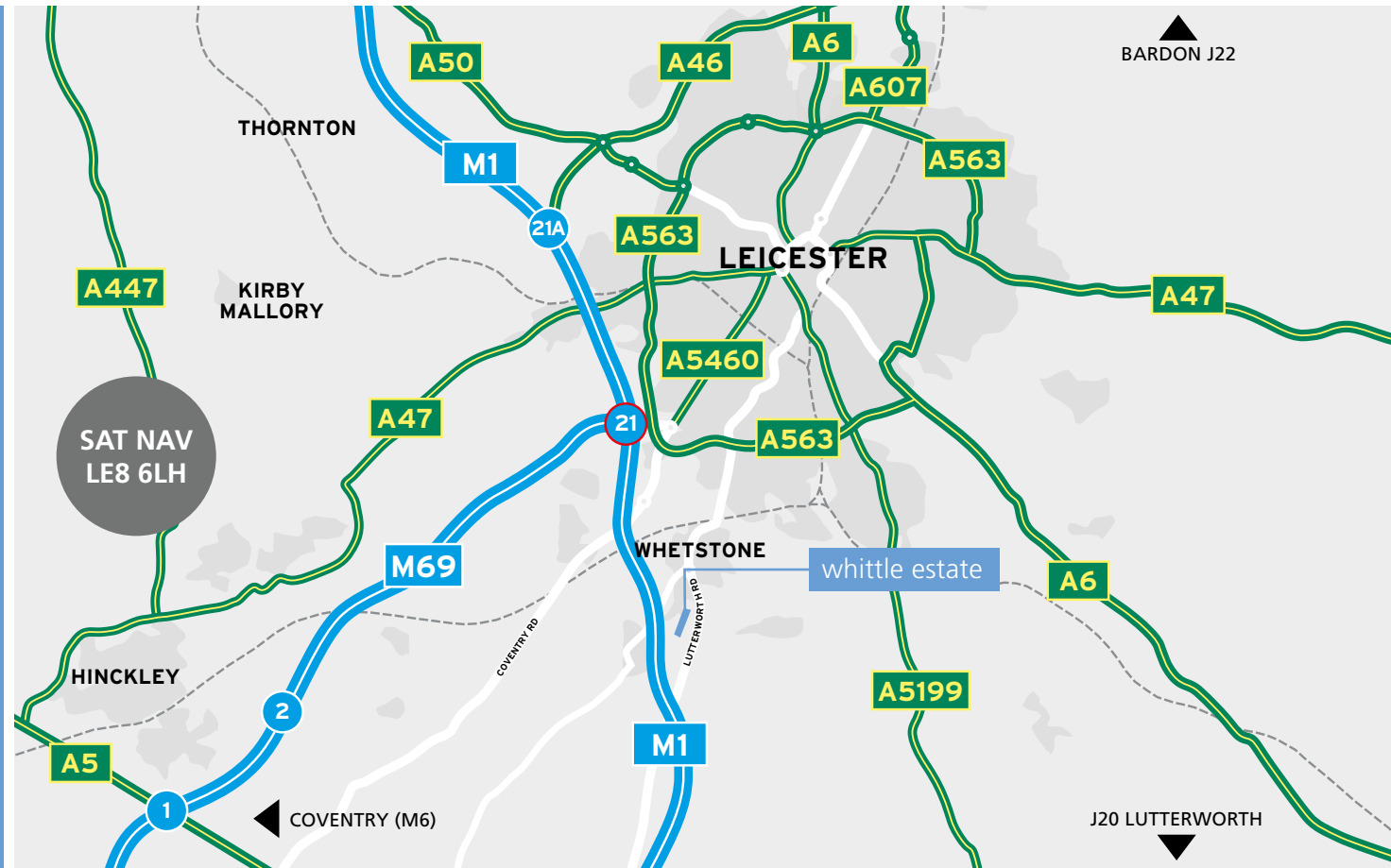


LOCATION

The property is located on the Whittle Estate, an established industrial estate to the south of Whetstone, a suburb of Leicester, approximately 5 miles to the south of Leicester City Centre. The Estate is located approximately 4 miles from Junction 21 of the M1, which connects directly to the M69, and only 23 miles from J1 of the M6.

COMMUNICATIONS

	M1	4 miles
	M69	4 miles
	M6	12 miles
	Narborough	2 miles
	South Wigston	3 miles
	Leicester	6 miles
	East Midlands Airport	22 miles
	Coventry Airport	25 miles
	Birmingham Airport	36 miles



TERMS

The premises are available by way of a new lease, rental terms are available upon request.

FURTHER INFORMATION

For more information and a full proposal, please contact:

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