

# block 34, 34a&b

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

CANMOOR



## Industrial Unit 14,920 sq ft (1,386.1 sq m) **TO LET**

- On-site estate manager
- Close to M1 (J21) / M69
- High power availability
- Good eaves height
- Additional yard space available
- 24 hour manned security
- On-site café

# LEICESTER

# block 34, 34a&b

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



# LEICESTER

## ACCOMMODATION

### BLOCK 34, 34A&B

Total GIA

SQ FT

SQ M

14,920

1,386.1

## DESCRIPTION

A single-storey industrial unit with a steel frame and clad elevations, offering flexible space with generous internal height. The unit benefits from a large yard area to the front, providing excellent scope for loading, storage, or additional operational use.

Access is via a shared estate road, with designated parking available adjacent to the unit. Located on the well-established Whittle Estate, occupiers also benefit from 24-hour manned security, an on-site estate manager, and a café within walking distance.

The property is available on flexible lease terms, making it suitable for a range of industrial, trade, or storage uses.

## SPECIFICATION



GOOD EAVES  
HEIGHT



24 HOUR MANNED  
SECURITY



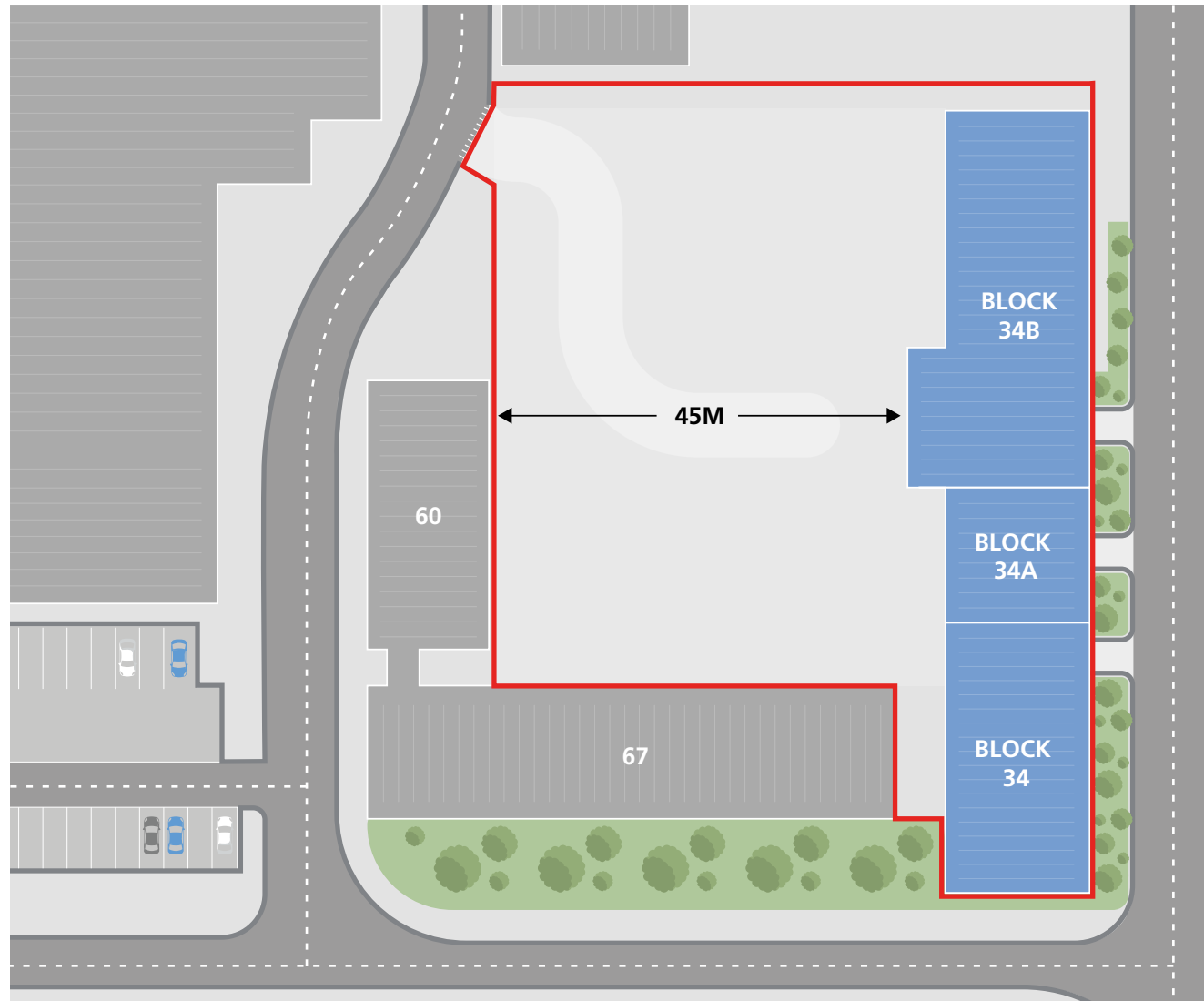
HIGH  
POWER



45 METRE YARD  
DEPTH



FLEXIBLE LEASE  
TERMS



# block 34, 34a&b

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

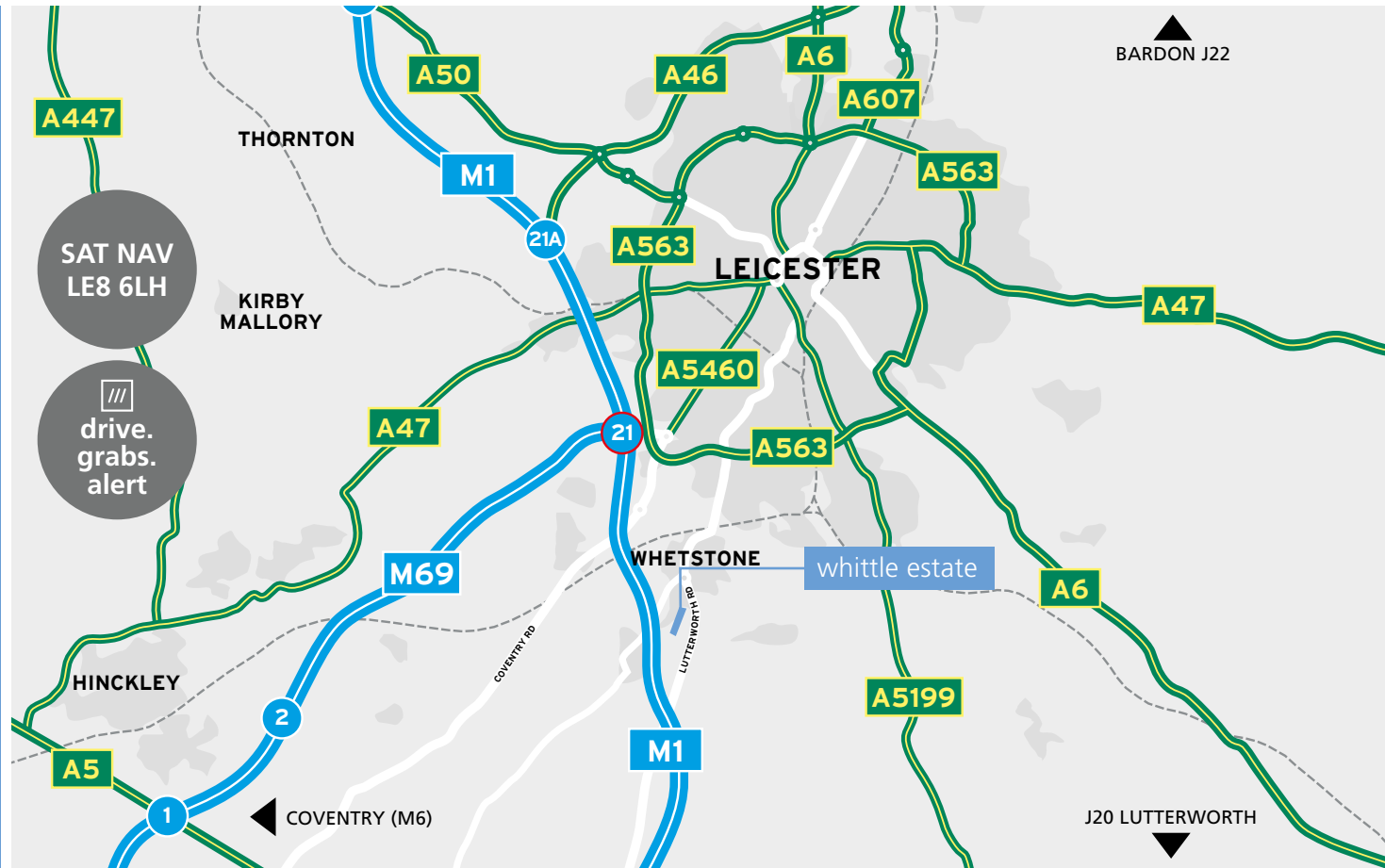


## LOCATION

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:

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

**Kelvin Wilson**  
kww@andash.co.uk

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

**Peter Doleman**  
pdoleman@innes-england.com