

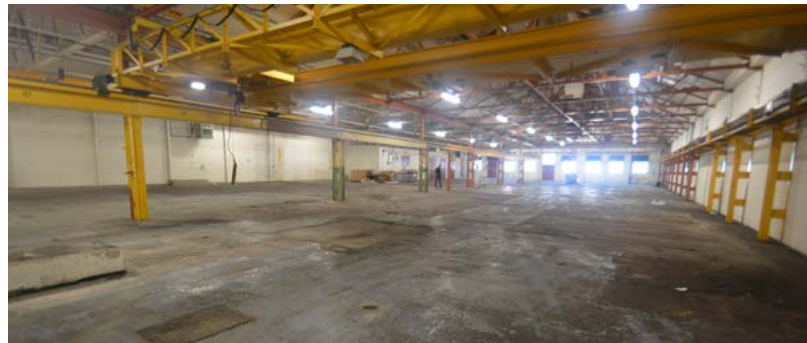
block 30

CAMBRIDGE ROAD ■ WHETSTONE ■ LEICESTER ■ LE8 6LH

CANMOOR



INDICATIVE IMAGE: BLOCK 30 SUBJECT TO REFURBISHMENT



Warehouse/Industrial Unit 21,023 sq ft (1,953 sq m) **TO LET**

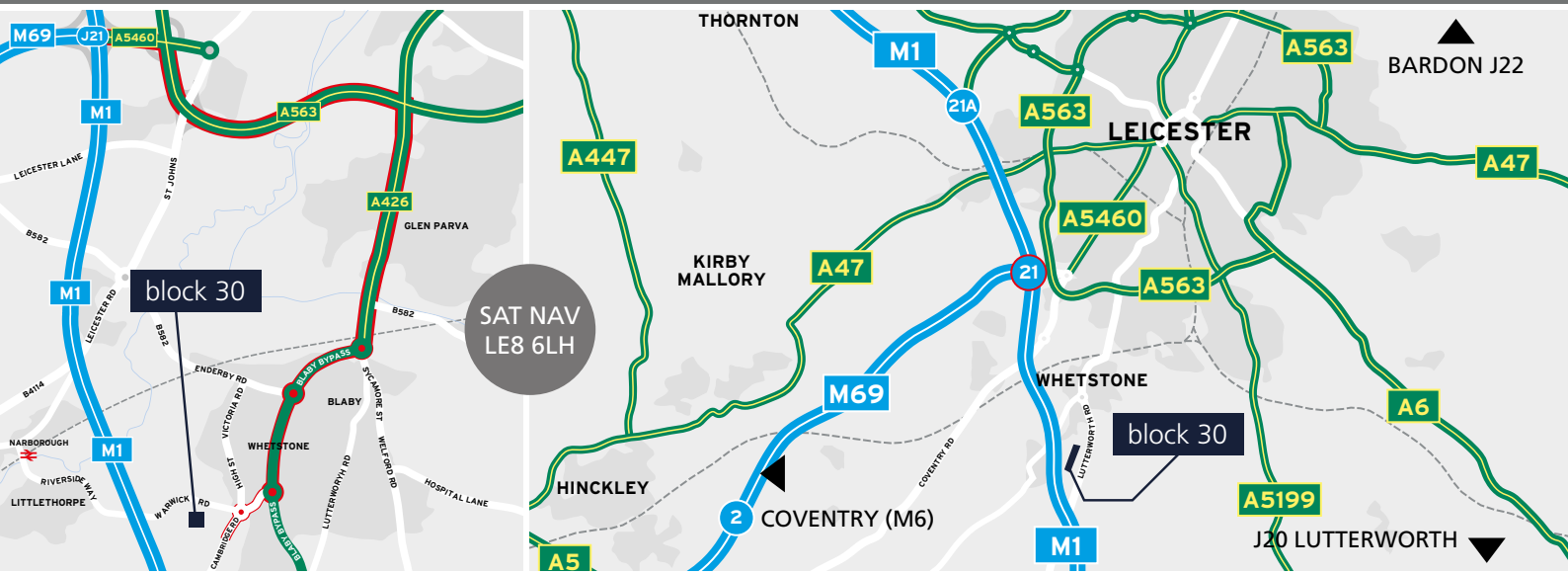
- 5 miles to the south of Leicester City Centre
- 5.1m eaves
- Excellent access into Leicester via Lutterworth Road
- Extensive road frontage

LEICESTER

block 30

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LOCATION

The estate is located to the south of Whetstone, a suburb of Leicester, approximately 5 miles to the south of the City Centre. It is situated in an established industrial area, approximately 4 miles from Junction 21 of the M1, which connects directly to the M69, and only 13 miles from J1 of the M6.

AMENITIES

- On site estate manager
- 24 hour manned security
- CCTV
- On site cafe
- Good power supply
- Car parking

COMMUNICATIONS

M1 - Junction 21	4 miles
City Centre	5 miles
M6 - Junction	13 miles
Coventry	27 miles
Birmingham	43 miles

Source: AA Route planner

ACCOMMODATION

	sq ft	sq m
Warehouse & Offices	21,023	1953.08

CALCULATED ON A GIA BASIS

RENT

The premises are available by way of a new lease subject to a commencing rental of £90,000pa (+VAT), ie £4.28 psf

VIEWING

Strictly through joint sole agents.



Malcolm Grayson
mdg@andash.co.uk



Peter Doleman
pdoleman@innes-england.com

