

phase two

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

CANMOOR



New Industrial / Warehouse Development 10,150 sq ft - 47,350 sq ft **TO LET**

COMING SOON: PC Q3 2022

- Established industrial location
- 7m eaves
- 140 KVA power
- 24 hour security / patrolled & CCTV
- Fully fitted first floor offices
- Prominent roadside frontage

LEICESTER

phase two

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



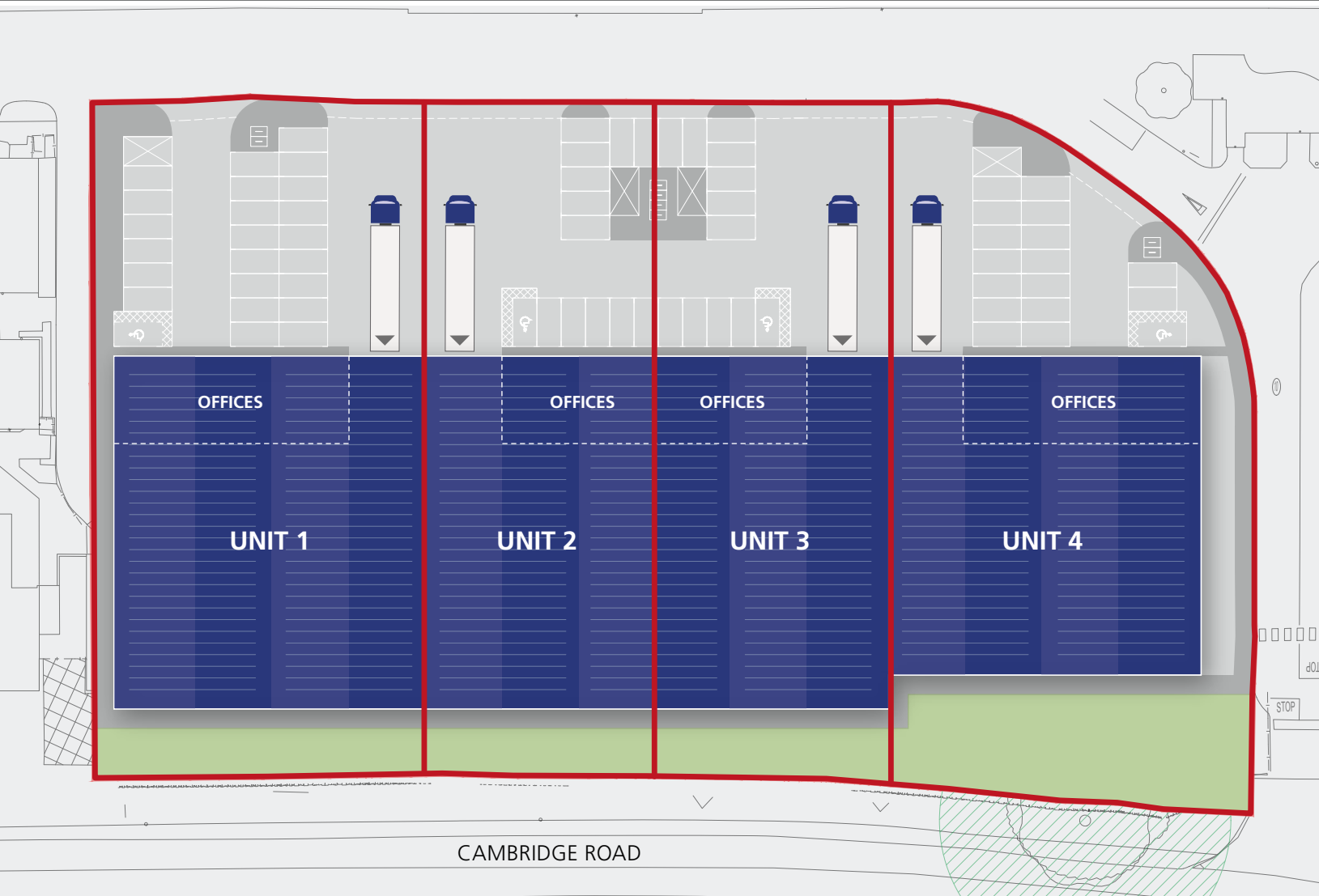
Following the success of Phase 1 (Plot 2), 5 units totaling 37,430 sq ft. Phase 2 (Plot 3) is a brand new development of high quality industrial and warehouse units offering the following amenities:

- Steel portal frame construction
- 3 phase power – 140 KVA per unit
- Gas connection
- Unrestricted 24/7 access
- 30kN/m² floor loading
- First floor offices
- Planning for B1, B2 and B8
- Eaves height of 7m
- Prominent road frontage
- Ample parking and large service yard

LOCAL OCCUPIERS



LEICESTER



ACCOMMODATION

UNIT 1	sq ft
Warehouse	11,950
First Floor Office	2,050
Total GIA	14,000

UNIT 2	sq ft
Warehouse	8,800
First Floor Office	1,350
Total GIA	10,150

UNIT 3	sq ft
Warehouse	8,850
First Floor Office	1,350
Total GIA	10,200

UNIT 4	sq ft
Warehouse	10,900
First Floor Office	2,100
Total GIA	13,000

phase two

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

CANMOOR

COMMUNICATIONS



MOTORWAY

M1	4 miles
M69	4 miles
M6	12 miles



CITIES & TOWNS

Leicester	5 miles
Coventry	25 miles
Birmingham	40 miles

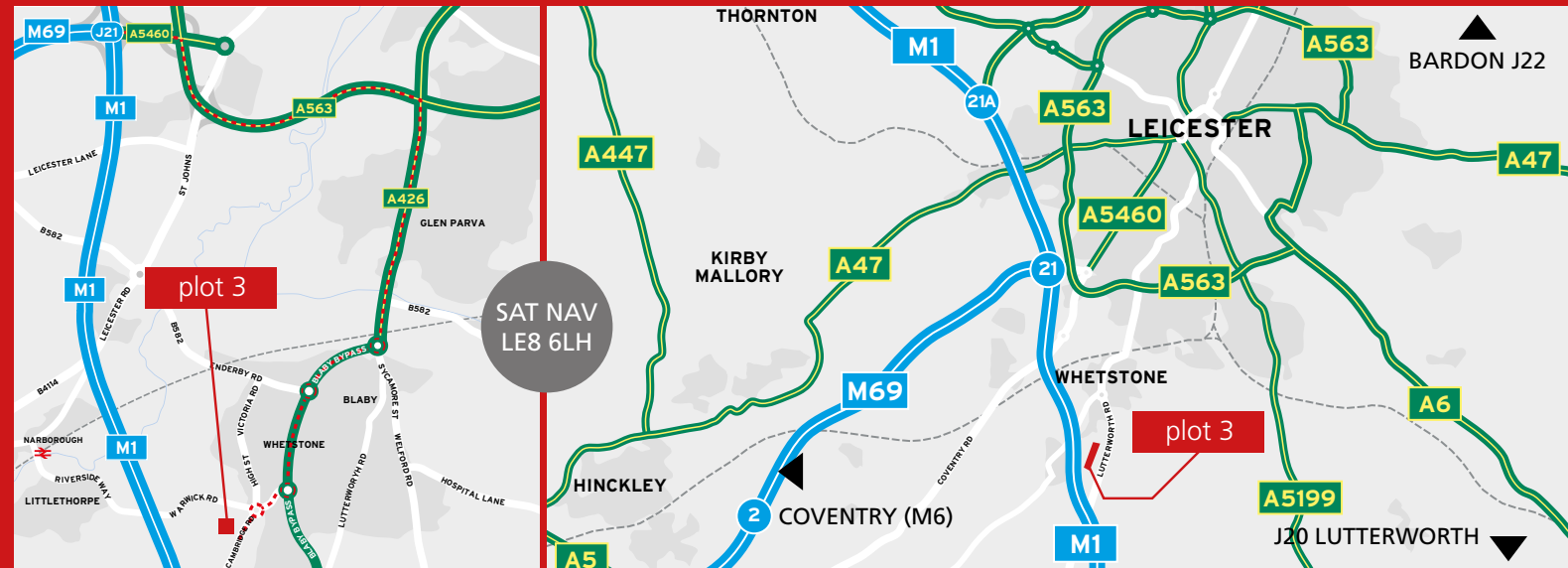


RAIL

Narborough	1.5 miles
South Wigston	3 miles
Leicester	6 miles

LOCATION

The development is 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.



Malcolm Grayson
mdg@andash.co.uk
Kelvin Wilson
kww@andash.co.uk



Peter Doleman
pdoleman@innes-england.com