

block 2, bays 1-4

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

CANMOOR



Industrial Unit with Offices 44,882 sq ft (4,169.5 sq m) **TO LET**

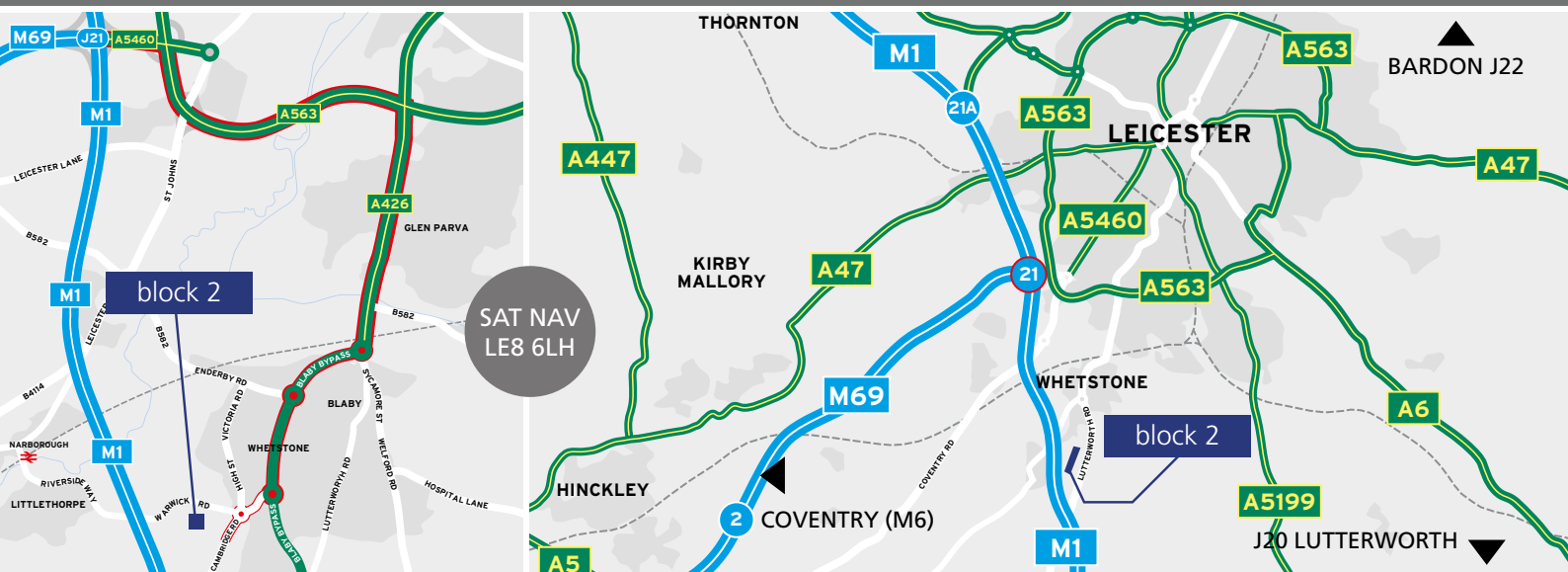
- Close to M1 motorway
- Prime location
- Refurbished offices
- 5 miles to the south of Leicester City Centre
- 24 hour manned security
- Large three phase power capacity

LEICESTER

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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.

DESCRIPTION

A single storey industrial / warehouse unit with a high quality office section adjoining the front. Loading is to the rear elevation via an electronically operated roller shutter door. The internal clearance is approximately 4.8m (15'9"). There is a solid concrete floor throughout and a 3 phase electricity supply.

AMENITIES

- On site estate manager
- 24 hour manned security
- CCTV
- Car parking

TERMS

The premises are available by way of a new lease on normal full repairing and insuring terms subject to a commencing rental of £180,000pax +VAT.

COMMUNICATIONS

M1 - Junction 21	4 miles
City Centre	5 miles
M6 - Junction 1	13 miles
Coventry	27 miles
Birmingham	43 miles

Source: AA Route planner

ACCOMMODATION

	sq ft	sq m
Warehouse	39,700	3,668.1
Office	5,182	481.4
Total GIA	44,882	4,169.5

VIEWING

Strictly through joint sole agents.



Malcolm Grayson
mdg@andash.co.uk

Kelvin Wilson
kww@andash.co.uk



Peter Doleman
pdoleman@innes-england.com