



Industrial Unit / HGV Depot 8,976 sq ft (833.9 sq m) **TO LET**

- Close to M1 (J21) / M69
- Internal working heights of 4.4m - 6.3m
- 24 hour manned security
- Large three phase power capacity
- Currently used as a transport depot
- Access to a large estate car park

LEICESTER

LOCATION

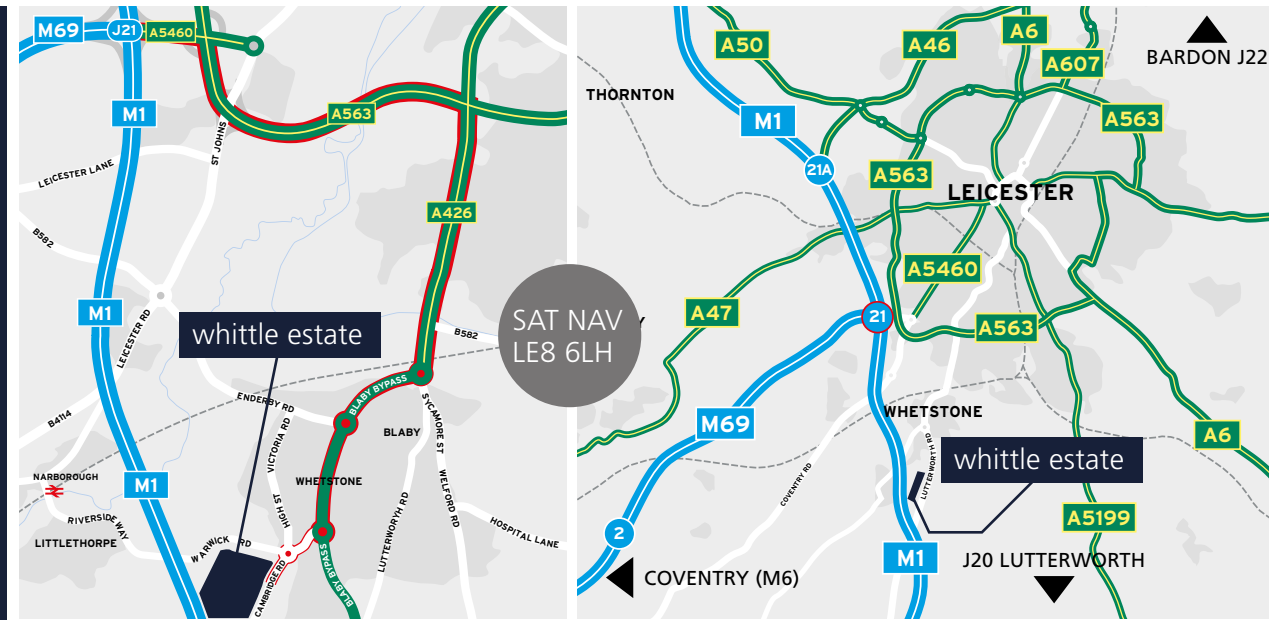
The property is located on the Whittle Estate, an established industrial estate to the south of Whetstone, a suburb of Leicester, approximately 5 miles to the south of Leicester City Centre. The Estate is located approximately 4 miles from Junction 21 of the M1, which connects directly to the M69, and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

DESCRIPTION

A single storey industrial unit, currently used as a transport depot, constructed around a steel frame with profile sheeted roof and elevations. The unit provides flexible industrial accommodation with high level lighting, concrete floors and gas blower heating. A partitioned canteen/office is located at the front elevation and internal working heights range from 4.4m – 6.3m. WCs are located adjacent. 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.

AMENITIES

- On site estate manager
- Established maintained estate
- 24 hour manned security
- On site cafe
- CCTV
- Large estate car park



ACCOMMODATION

	sq ft	sq m
Block 56, Bay 9x		
Warehouse	8,522	791.7
Canteen / Office	454	42.2
Total GIA	8,976	833.9

TERMS

The premises are available by way of a new lease, subject to a commencing rent of £51,750pax.

FURTHER INFORMATION

For more information and a full proposal, please contact:

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