the whittle estate

CAMBRIDGE ROAD ■ WHETSTONE ■ LEICESTER ■ LE8 6LH

CANMOOR

Further Development Coming Soon

New Industrial / Warehouse Development

13,000 sq ft - 52,000 sq ft **TO LET**

- Established industrial location
- New development targeted for H1 2026
- On-site estate manager

- 24 hour manned security
- 5 miles to the south of Leicester City Centre
- Flexible lease agreements

- Close to M1 (J21) / M69
- On-site café
- High power capacity available

LEICESTER

canmoor-whittleestate.com

M1

GE

cavendish nuclear
part of Babcock International Group

Translink Express
Logistics

C.S.ELLIS GROUP LTD

SGS

Baxter

DEVELOPMENT PLOT 4

ServiceMASTER Clean

aspex

GEOamey

Mint

ark DISPLAY

RJBinnie

CAFE

ITP Aero

ONSITE SECURITY

LEICESTER

CANMOOR

Map labels: 82, 13, 13A, Car Park, 56 Bay 9, 59, 56 Bay 7&9, 56 Bay 3&4, 56 Bay 1&2, 58, Development Plot 4, 75, 73, 55, 61, 61, 2, 30, 1, 62, 60, Cafe, Plot 3, Plot 2, 5, 4, 3, 2, 1, 72, A, B, C, D, Estate Car Park, Estate Office, 9, Cambridge Rd, Dog and Gun Ln, Hunter Rd

DESCRIPTION

The Whittle Estate spans approximately 660,000 sq ft of industrial and office space across 55 acres, offering a diverse range of unit sizes from 500 sq ft to 97,000 sq ft, and accommodating around 30 occupiers. Notably, this historic site is where the jet engine was invented, cementing its place in engineering innovation history.

PRE-LET OPPORTUNITIES

A further phase 4 development is planned at the Whittle Estate with completion anticipated in H1 2026.

The new development will be to a high specification and will support strong ESG credentials.

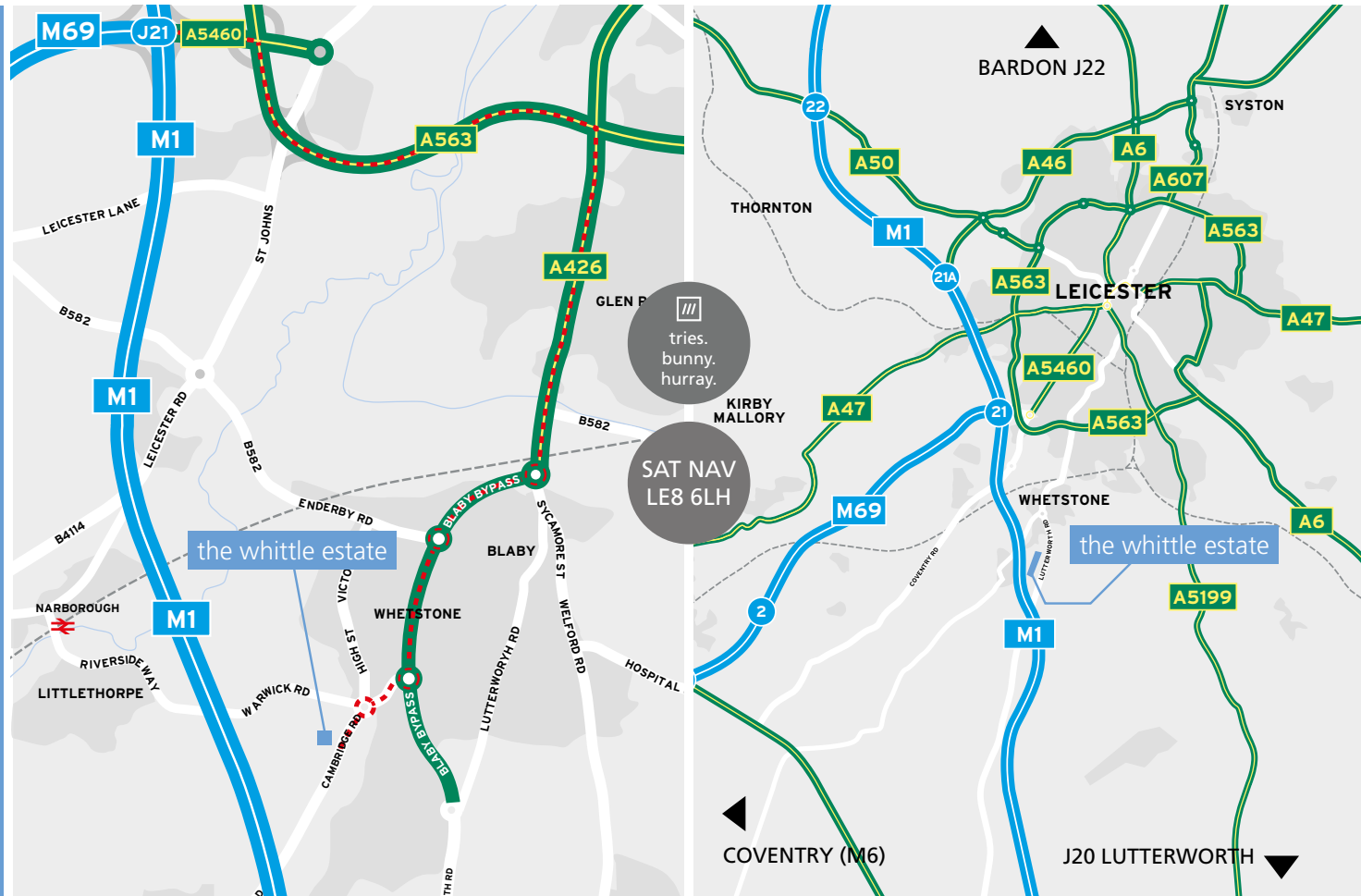Pre-lets available between 13,000 - 52,000 sq ft.

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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.

COMMUNICATIONS

🚗	M1	4 miles
	M69	4 miles
	M6	12 miles
✈	Leicester Airport	9.3 miles
	Coventry Airport	25.4 miles
	Birmingham Airport	36 miles
🚆	Narborough	1.5 miles
	South Wigston	3 miles
	Leicester	6 miles

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tries. bunny. hurray.

the whittle estate

FURTHER INFORMATION

For further information please contact the joint agents.

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