GENESIS PARK

Leicester LE18 4ZH

- 15 new industrial/warehouse units
- 5,368 - 17,925 sq ft (units 12 & 14 combined)
- 5 miles to M1 & M69 motorways and Leicester city centre

LAST 4 UNITS REMAINING

For sale/ To let



Chancerygate

Available now

GENESIS PARK

Well-established industrial/warehouse location South of Leicester.

5.2 miles south of Leicester and 5.3 miles east of the M1.

Local occupiers include Tesco Superstore, Lidl, Wickes and Wigston Pool & Fitness Centre.

1 mile from South Wigston Railway Station, providing access to the CrossCountry Rail Service for travel to Leicester or Birmingham New Street.





Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	SOLD		8,893
2	SOLD		5,819
3	SOLD		6,095
4	4,256	1,112	5,368
5	SOLD		18,568
6	SOLD		9,467
7	5,858	1,355	7,213
8	SOLD		7,294

Unit	Ground Floor	First Floor	Total
9	SOLD		7,711
10	SOLD		12,289
11	SOLD		6,803
12	8,074	1,798	9,872
14	6,594	1,459	8,053
15	SOLD		9,966
16	SOLD		4,797



Planning Use

E (g)(i), E(g)(iii), B2 and B8 uses.

Terms

Available on a freehold or leasehold basis.

Industrial and Warehouse Units 4, 7 & 12-14

5,368 - 17,925 sq ft (units 12 & 14 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

- 8m-9.6m internal eaves height
- 37.5kN sq m floor loading
- Electric loading doors
- First floor for storage or fitting out as office space
- Ability to combine units
- 12 year collateral warranty available
- Secure industrial park
- Generous parking facilities
- 24/7 access available



GENESIS PARK


Unit 4




Unit 12

Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Genesis Park benefits from the following green initiatives:







High performance insulated cladding and roof materials


15% warehouse roof lights increasing natural daylight
BREEAM 'Very Good'
EPC B
12
Low air permeability design
Landscaping including native and non-native species
Electric vehicle charging points to all units
Secure interior cycle storage to encourage cycling to work

GENESIS PARK





genesispark.co.uk

Travel Distances

Road

M1 (J21)/M69	5.3 miles
M6 (J2)	22 miles
A14	18 miles
Leicester City Centre	5.2 miles

Rail:

South Wigston Train Station	1.1 miles
Leicester Railway Station	4.5 miles

Airport:

East Midlands Airport	23 miles
Birmingham Airport	37 miles

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More information available through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations.

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