

# units 1-5

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

CANMOOR

AVAILABLE Q3 2019



## New Industrial / Trade Counter Development 5,950 - 9,245 sq ft **TO LET**

- Ideal trade location
- Planning for B1, B2 and B8
- Flexibility to combine units
- 24 hour security / patrolled & CCTV
- Fully fitted first floor offices
- Car parking

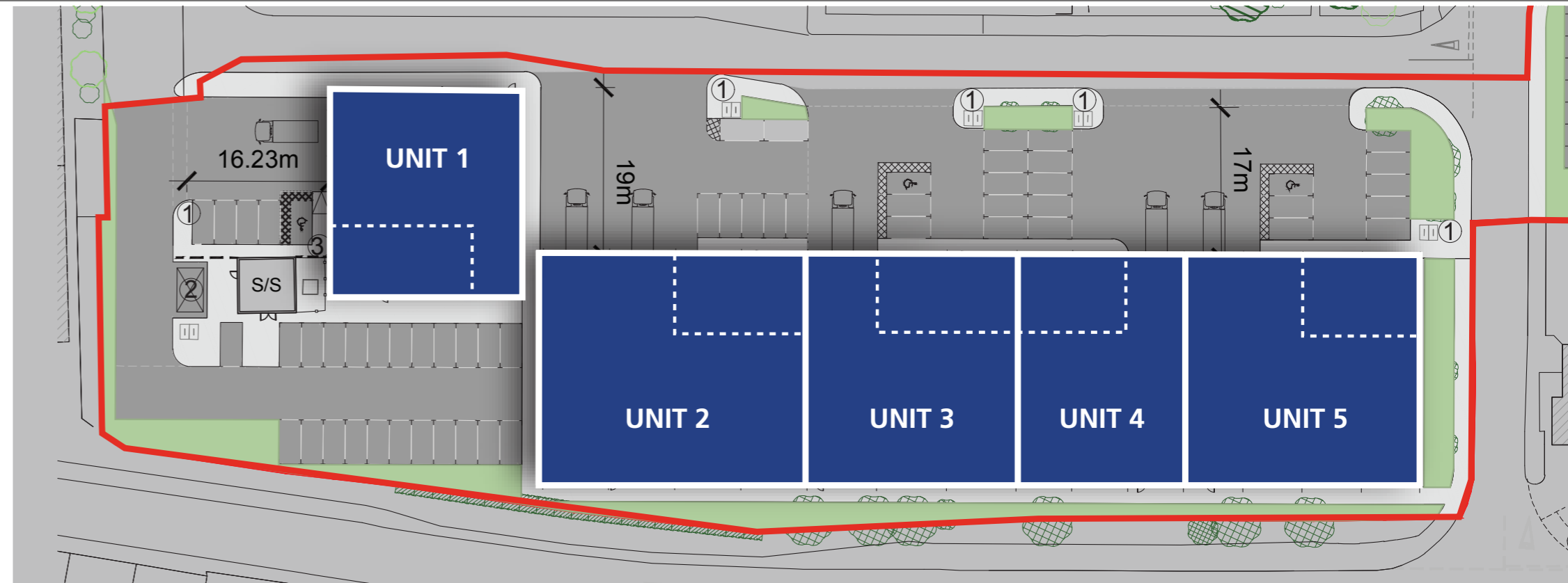
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## LOCAL OCCUPIERS



**POWER JET** is a brand new development of 5 high quality industrial trade counter units offering the following amenities:

- Units from 5,950 sq ft - 9,245 sq ft
- Ability to combine units
- Steel portal frame construction
- 3 phase power – 150 KVA
- Gas connection
- Unrestricted 24/7 access and use
- 30KN/m floor loading
- First floor offices
- Planning for B1, B2 and B8
- Eaves height of 7m
- Max clear height of 8m

## ACCOMMODATION

UNIT 1	sq ft	UNIT 2	sq ft	UNIT 3	sq ft	UNIT 4	sq ft	UNIT 5	sq ft
Warehouse	5,056	Warehouse	7,955	Warehouse	6,168	Warehouse	4,885	Warehouse	7,135
Office (F.F)	1,344	Office (F.F)	1,290	Office (F.F)	1,352	Office (F.F)	1,065	Office (F.F)	1,150
<b>Total</b>	<b>6,400</b>	<b>Total</b>	<b>9,245</b>	<b>Total</b>	<b>7,550</b>	<b>Total</b>	<b>5,950</b>	<b>Total</b>	<b>8,285</b>

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## 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

Power Jet 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 Leicesters popular business locations.



## FURTHER INFORMATION

For further information please contact the joint agents.

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