

# FOR SALE

## New Build Warehouse

Blaby Business Park  
Lutterworth Road  
Blaby  
Leicester  
LE8 4DP

**929.02 sq.m (10,000 sq.ft)**

- Excellent proximity to M1 & M69
- Design & Build packages
- Flexibility in size and specification
- Close to Blaby District Centre

**Price on Application**

**APB**

PROPERTY CONSULTANTS  
[www.apbleicester.co.uk](http://www.apbleicester.co.uk)



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Blaby Business Park, Lutterworth Road, Blaby, Leicester, LE8 4DP



## Location

The Business Park is situated adjacent the Blaby bypass (A426) and has immediate access to Blaby District Centre. The Park is located 2.5 miles south east of Junction 21 of the M1 and M69, 3.5 miles south of Leicester City Centre and 1 mile to Narborough Train Station.

## Description

The subject property will consist of a new build warehouse end of terrace unit, benefiting from roller shutter access, mains 3 phase power and fitted to a shell like specification.

Externally, there will be designated parking and loading area.

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Unit	929.02	10,000
<b>Total GIA:</b>	<b>929.02</b>	<b>10,000</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice.

## Price

Price on application.

## Current rating assessment

The property is not currently assessed and all interested parties to make enquiries to Blaby District Council as to the rating liability.

## Planning

Outline Planning Permission has been granted for industrial, warehouse and office uses.

## EPC

An Energy Performance Certificate will be provided upon completion of building.

## Legal Costs

Each party will be responsible for their own legal costs.



## Contact

Strictly by appointment through agents APB:

**Reg Pollock**  
[rp@apbleicester.co.uk](mailto:rp@apbleicester.co.uk)

**Will Shattock**  
[wjs@apbleicester.co.uk](mailto:wjs@apbleicester.co.uk)

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

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