

Genesis Park

South Wigston

- › 15 new industrial/warehouse units
- › 4,797 - 43,974 sq ft (units 6-10 combined)
- › Available Now

For sale/
To let



Genesis Park

South Wigston is a well-established industrial/warehouse location South of Leicester.

The site is located 5.2 miles south of the City Centre (accessed via the A426) and 5.3 miles east of the M1 and M69 Motorways (accessed via the A563 Leicester Ring Road), which is within close proximity to the site and provides access to major trunk roads including the A6, A46 and A50.

The site is located in close proximity to amenities including Tesco Superstore, Lidl, Wickes and Wigston Pool & Fitness Centre.

South Wigston Railway Station provides access to the CrossCountry Rail Service for travel to Leicester or Birmingham New Street and is less than 1 mile walking distance from the site.

Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting BREEAM 'Very Good'
- Targeting an EPC rating of 'B'
- Secure cycle parking



Accommodation

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

Unit	Ground Floor	First Floor	Total
1	7,174	1,719	8,893
2	4,696	1,123	5,819
3	4,941	1,154	6,095
4	4,256	1,112	5,368
5	16,471	2,097	18,568
6	7,673	1,794	9,467
7	5,858	1,355	7,213
8	5,905	1,389	7,294

Unit	Ground Floor	First Floor	Total
9	6,254	1,785	7,711
10	9,951	2,090	12,289
11	5,513	1,290	6,772
12	8,074	1,825	9,872
14	6,594	1,460	8,053
15	8,132	1,790	9,966
16	3,511	1,260	4,797



◀ M1 J21/ M69

Tesco

Wickes

Lidl

Blaby Rd

Magna Rd

PCC Airfoils

SV Timber Limited

Units 1-4 and 6-16

4,797 up to 43,974 sq ft (units 6-10 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.

 9.56m - 10.75m 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	 105kVA Power upgrade Unit 4

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a freehold or leasehold basis.



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Unit 4



Unit 10

Unit 5

18,568 sq ft

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.



9.95m internal eaves height



50kN sq m floor loading



Electric loading doors



First floor for storage or fitting out as office space



Detached unit



12 year collateral warranty available



Private gated yard



Generous parking facilities

Planning Use

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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
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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. June 2023.

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www.genesispark.co.uk