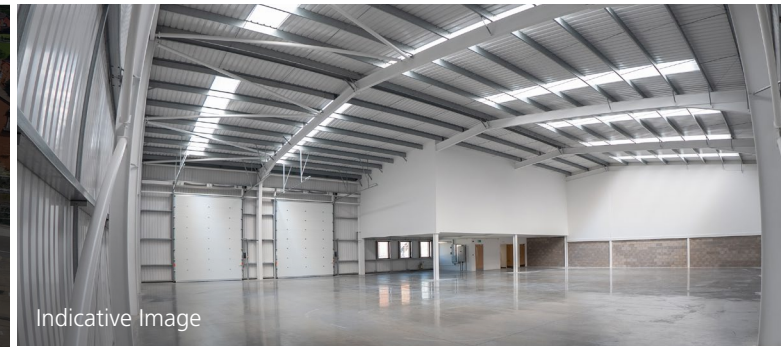


power jet

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

CANMOOR

AVAILABLE
Q3 2027



New Industrial / Warehouse Units 17,625 sq ft - 52,140 sq ft **TO LET**

- Established industrial location
- Up to 1MVA available on site
- 5 miles south of Leicester City Centre
- 24 hour manned security
- New development targeted for Q3 2027
- Fitted first floor offices
- Close to M1 (J21) / M69
- Good local labour catchment
- 10.5m eaves

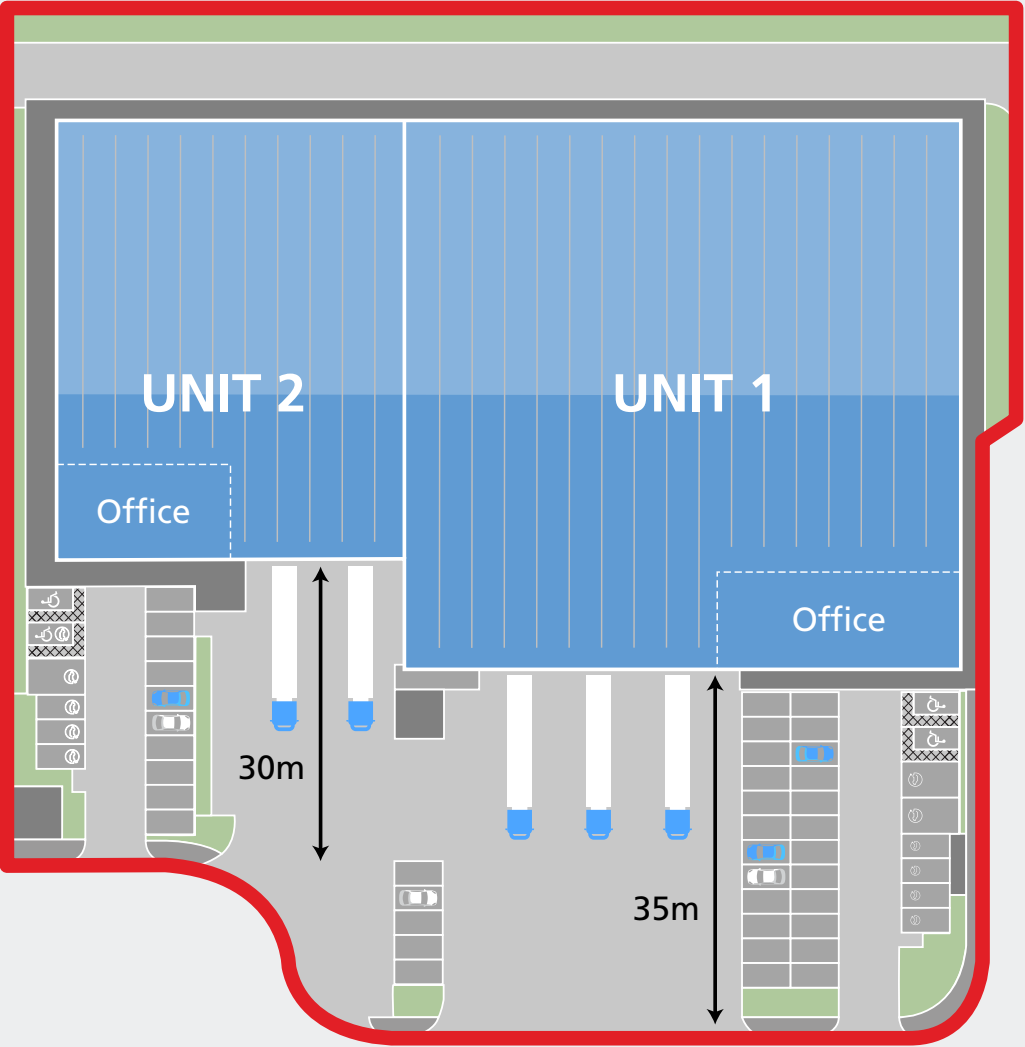
LEICESTER

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LEICESTER



ACCOMMODATION (GIA)

UNIT 1	SQ FT	SQ M
Warehouse	32,290	2,999.8
Ground Floor Office	2,225	206.7
Total (GIA)	34,515	3,206.5
Level Access Loading Doors		3
Car Parking Spaces		37
Yard Depth		35m

UNIT 2	SQ FT	SQ M
Warehouse	16,035	1,489.7
Ground Floor Office	1,590	147.7
Total (GIA)	17,625	1,637.4
Level Access Loading Doors		2
Car Parking Spaces		22
Yard Depth		30m

10.5M
EAVES HEIGHT

UP TO 1 MVA
POWER SUPPLY

FITTED FIRST
FLOOR OFFICES

24 HOUR
MANNED SECURITY

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



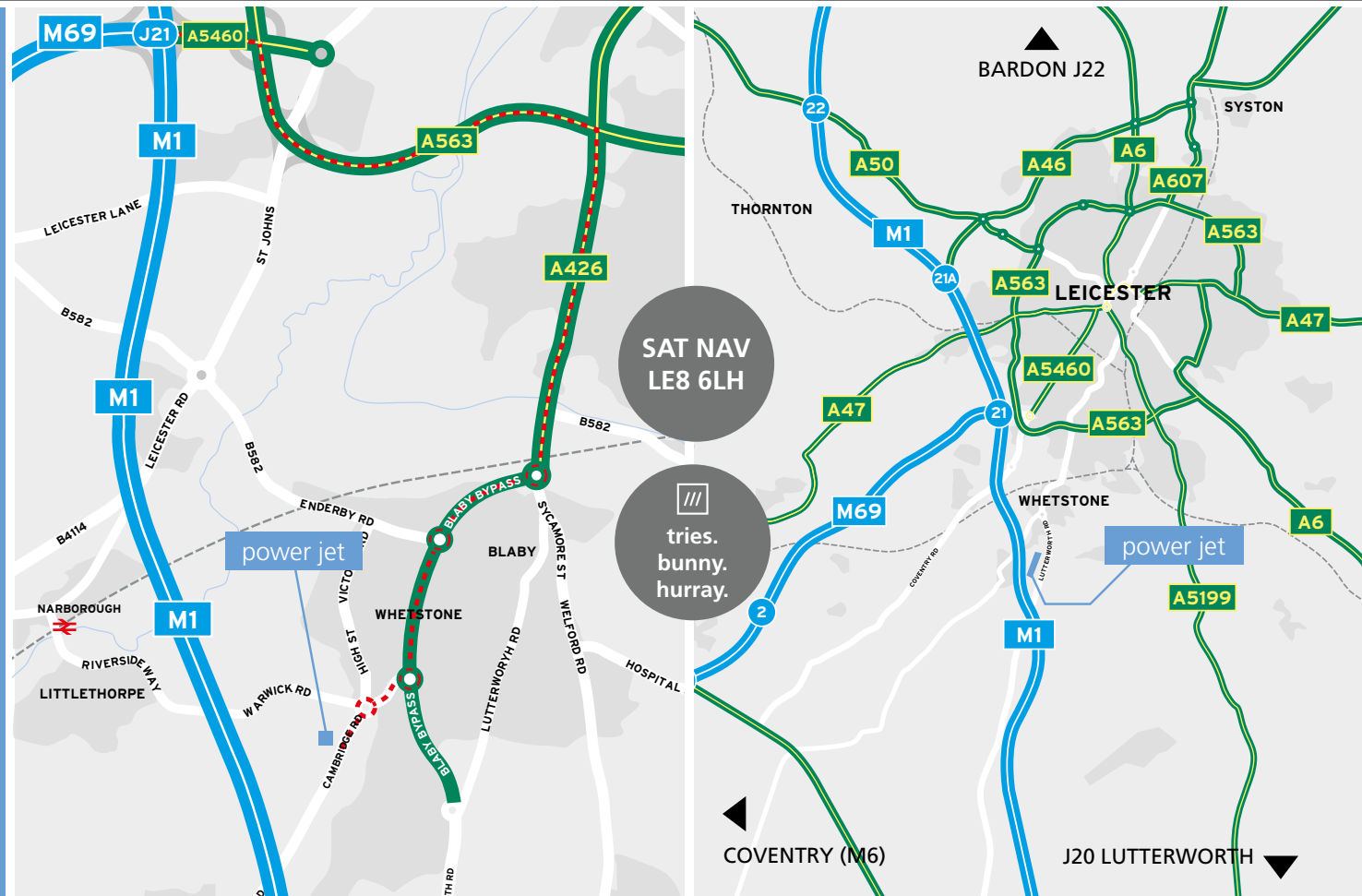
M1	4 miles
M69	4 miles
M6	12 miles



Leicester Airport	9.3 miles
Coventry Airport	25.4 miles
Birmingham Airport	36 miles



Narborough	1.5 miles
South Wigston	3 miles
Leicester	5 miles



FURTHER INFORMATION

For further information please contact the joint agents.



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