



The
Whittle
Estate

TO LET

Block 56

Whittle Estate, Cambridge Road, Whetstone, Leicester. LE8 6LH
Single Storey Factory/Warehouse Premises



Gross Internal Area 2,374.2 sq m (25,557 sq ft)
Open Plan factory/warehouse premises with double loading doors
Immediate availability with flexible lease terms
Secure site with 24 hour manned entrance
Convenient location approx 3 miles from M1, M69 intersection (J21)

Rental £52,000 p.a.x. (£2.03 per sq.ft.)

A DEVELOPMENT BY HIGHCROSS

HIGHCROSS

LOCATION

The Whittle Estate (former GEC) is situated immediately off Cambridge Road which itself is approximately 5 miles south of Leicester City Centre and circa 3 miles south of the M1/M69 intersection (J21).

The wider surrounding areas of Blaby, Whetstone, Glen Parva and Narborough provide a good source of local labour. Leicester is positioned centrally within the UK and extremely well serviced with road infrastructure. In particular the M1 and M69 provides immediate links to the middle of the UK's central motorway system.

DESCRIPTION

A part terraced single storey manufacturing / warehouse unit with double overhead roller shutter doors leading to a dispatch area. The accommodation is predominantly open plan with an internal clearance averaging approximately 5 metres.

The accommodation has a concrete floor, and benefits from a substantial 3 phase electricity supply. Part of the accommodation is covered by a 1 ton gantry crane.

ON SITE FACILITIES

- 24 hr manned security
- CCTV
- café / catering facility
- full time site manager
- refuse collection
- on site parking

ACCOMMODATION

Approx. Gross Internal floor area – 2,374.2 sq.m. (25,557 sq.ft.)

LEASE TERMS

The premises are available by way of a new Lease on terms to be agreed.

RENT

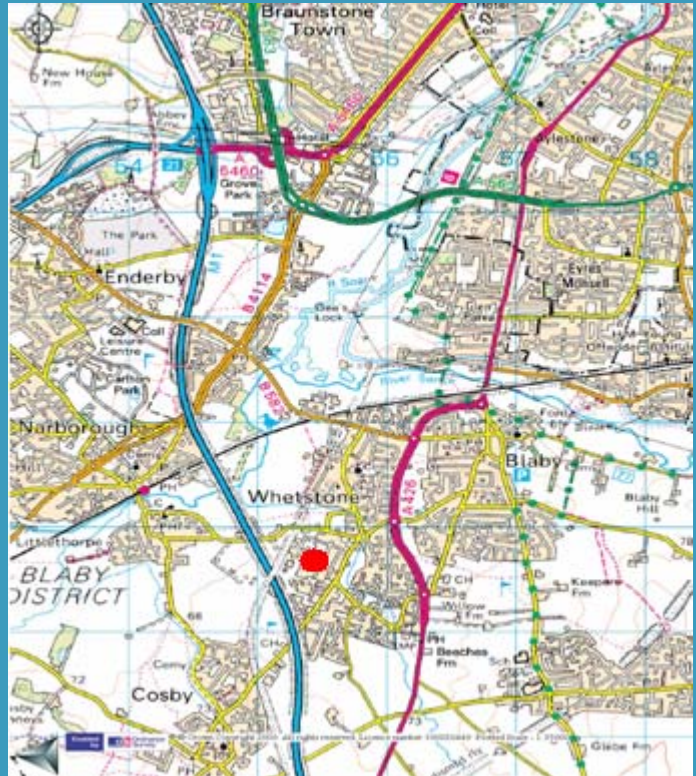
£52,000 per annum exclusive.

SERVICE CHARGE

A service charge is payable covering the maintenance and upkeep of the estate's common areas and a contribution towards the provision of on site facilities.

RATES

To be assessed on occupation but the Rates Payable are estimated to be in the region of £1.20 per sq.ft. across the Estate.



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VIEWING

Strictly by appointment through joint agents:

Andrew & Ashwell

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Innes England

12 De Montfort Street, Leicester LE1 7GJ

Contact: Steve Scott

Email:sscott@innes-england.com

Telephone 0116 255 5455

Alternatively contact the Landlord direct:

Highcross

Livery Place, 35 Livery Street, Birmingham, B3 2PB

Contact: Joe Curlett

Email: joecurlett@highcross.co.uk

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