



The
Whittle
Estate

TO LET

Block 2

Whittle Estate, Cambridge Road, Whetstone, Leicester. LE8 6LH
Industrial / Warehouse Premises



Gross Internal Area 1,072.2 sq.m. (11,541 sq.ft.)

Substantial 3 phase electricity supply

Internal clearance 4.8m (15'9")

Immediate availability on flexible lease terms

Secure site with 24 hour manned entrance

Rental £34,623 p.a.x. (£3 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 single storey warehouse / factory unit with a small office section adjoining the front. Loading is to the side elevation via an electronically operated roller shutter door. The internal clearance is approximately 4.8m (15'9"). There is a solid concrete floor throughout, a 3 phase electricity supply and a gas blower heater.

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 – 1,072.2 sq.m. (11,541 sq.ft.)

LEASE TERMS

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

RENT

£34,623 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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Telephone 0116 254 1220

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
Telephone 0121 236 2011



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