



# WIGSTON

## BUSINESS PARK

KILBY BRIDGE • WELFORD ROAD • WIGSTON • LEICESTER • LE18 3TE

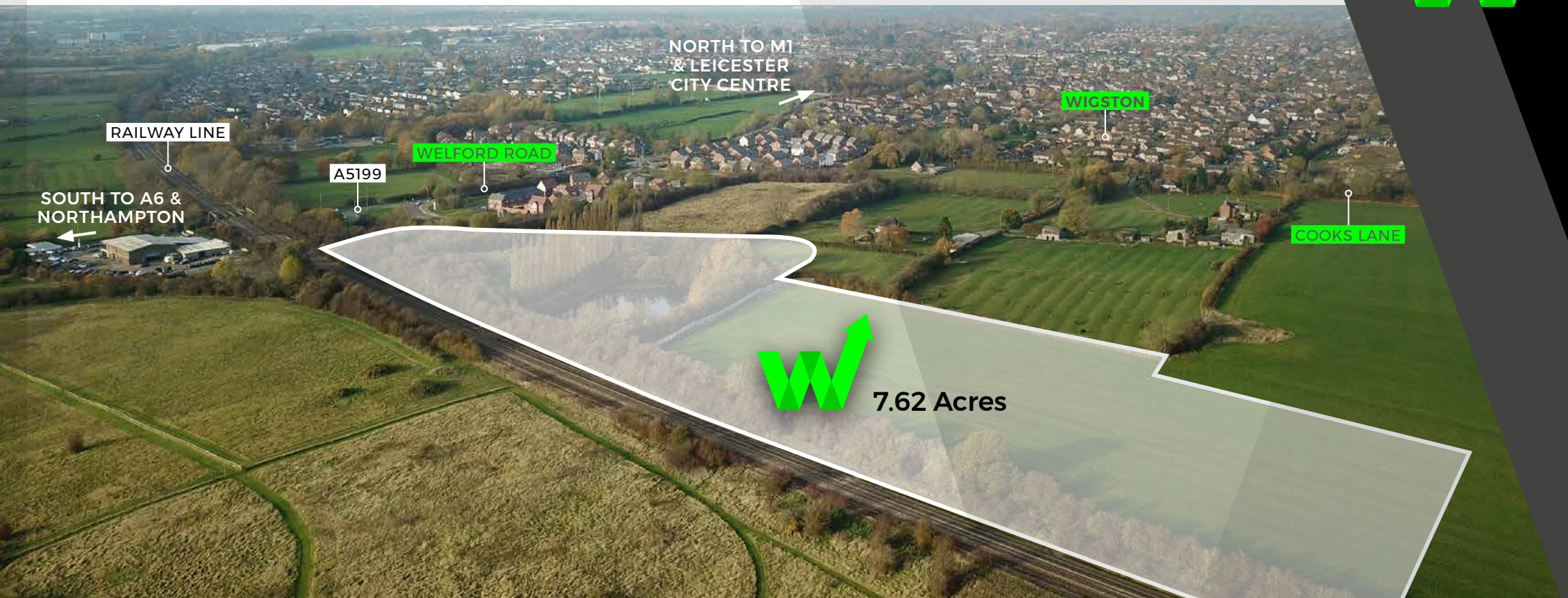
Design & Build packages • Industrial units up to 70,000 sq.ft.

7.62 acres • Access to Junction 21 of the M1/M69 is approximately 5 miles

**FOR SALE • TO LET**

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## LOCATION

The site is located off Welford Road to the south of Wigston. The site is accessed via a new roundabout for the development just before the railway line.

Wigston is a town located 5 miles south of Leicester City Centre. Access from the M1/M69 at J21 is via Blaby Road and then the bypass, alternatively access to A6 trunk road is via the B582 which connects Leicester with Market Harborough.



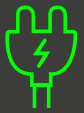
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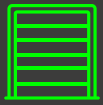


## DESCRIPTION

The site allows for Design & Build opportunities up to 70,000sq.ft.  
The units will be steel portal framed benefitting the following specification:



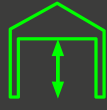
3 PHASE  
POWER



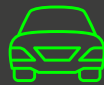
ROLLER  
SHUTTER ACCESS



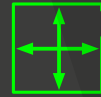
MAINS  
SERVICES



6-8M EAVES  
HEIGHTS



DESIGNATED  
PARKING



DESIGNATED  
YARD AREAS

## PLANNING

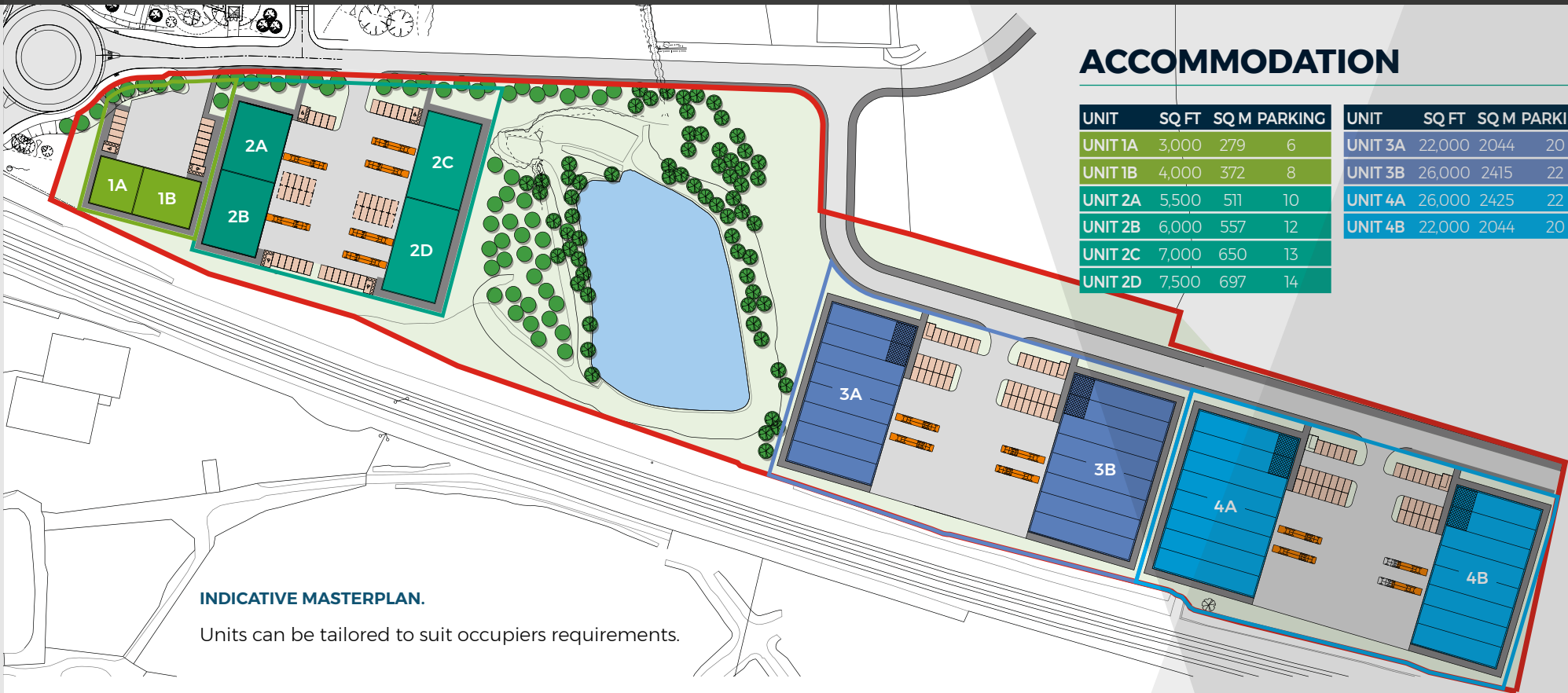
The site currently has Outline Planning Consent for E (formally B1) Light Industrial and B2 General Industrial uses under the Town and Country Planning Act. Other uses maybe considered, subject to planning.

## ACCOMMODATION

UNIT	SQ FT	SQ M	PARKING	UNIT	SQ FT	SQ M	PARKING
UNIT 1A	3,000	279	6	UNIT 3A	22,000	2044	20
UNIT 1B	4,000	372	8	UNIT 3B	26,000	2415	22
UNIT 2A	5,500	511	10	UNIT 4A	26,000	2425	22
UNIT 2B	6,000	557	12	UNIT 4B	22,000	2044	20
UNIT 2C	7,000	650	13				
UNIT 2D	7,500	697	14				

### INDICATIVE MASTERPLAN.

Units can be tailored to suit occupiers requirements.





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## DRIVETIMES

	Mins	Miles
Leicester City Centre	16	5.4
M1/M69 J21	17	5.1
East Midlands Airport	40	24.3
Nottingham	50	35.8
Birmingham	55	45.6
London	130	103

## SERVICE CHARGE

There will be a service charge applicable towards the upkeep and maintenance of the estate, common areas and landscaping.

## A DEVELOPER WITH A STRONG TRACK RECORD

Wilson Bowden Developments, based in the East Midlands, has a strong track record in developing high quality buildings across all sectors and size ranges from 1,000 sq ft to 850,000 sq ft. Some of these projects include Optimus Point, Leicester; Meridian Business Park, Leicester; Interlink Business Park, Bardonia; and Blenheim Business Park, Nottingham.

The company works in partnership with occupiers to ensure that buildings are constructed to the required specification, delivered on time and to budget.

## CONTACT

Strictly by appointment through the sole agents:

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A DEVELOPMENT BY:



**Wilson Bowden  
Developments**

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/lessor/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. November 2021. carve-design.co.uk 15173/8