

GENESIS PARK

Leicester LE18 4ZH

- › 15 new industrial/warehouse units
- › 5,368 - 17,925 sq ft (units 12 & 14 combined)
- › 5 miles to M1 & M69 motorways and Leicester city centre



Chancerygate

Available now

GENESIS PARK

Well-established industrial/warehouse location
South of Leicester.

5.2 miles south of Leicester and 5.3 miles east
of the M1.

Local occupiers include Tesco Superstore, Lidl,
Wickes and Wigston Pool & Fitness Centre.

1 mile from South Wigston Railway Station,
providing access to the CrossCountry Rail Service
for travel to Leicester or Birmingham New Street.



Accommodation

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

Unit	Ground Floor	First Floor	Total	Unit	Ground Floor	First Floor	Total
1	SOLD		8,893	9	SOLD		7,711
2	SOLD		5,819	10	SOLD		12,289
3	SOLD		6,095	11	SOLD		6,803
4	4,256	1,112	5,368	12	8,074	1,798	9,872
5	SOLD		18,568	14	6,594	1,459	8,053
6	SOLD		9,467	15	SOLD		9,966
7	5,858	1,355	7,213	16	SOLD		4,797
8	SOLD		7,294				

Planning Use

E (g)(i), E(g)(iii), B2 and B8 uses.

Terms

Available on a freehold or leasehold basis.



Industrial and Warehouse Units 4, 7 & 12-14

5,368 - 17,925 sq ft (units 12 & 14 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.

		
8m-9.6m 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	24/7 access available



GENESIS PARK



Unit 4



12



Unit 12



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Genesis Park benefits from the following green initiatives:



High performance insulated cladding and roof materials



15%
warehouse roof
lights increasing
natural daylight

BREEAM
'Very Good'

EPC B

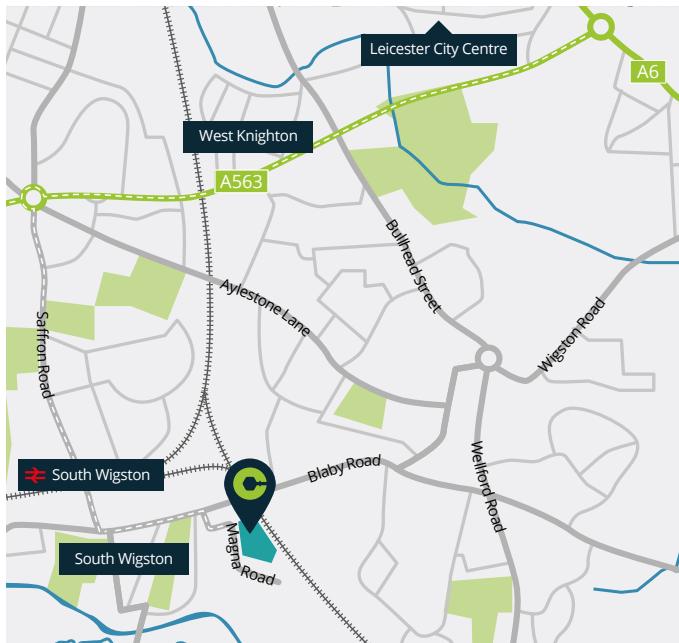
Low air
permeability
design

Landscaping
including
native and
non-native
species

Secure
interior
cycle storage
to encourage
cycling to
work

Electric vehicle
charging points
to all units

GENESIS PARK



genesispark.co.uk

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.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations.
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