

# 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

For sale/  
To let

LAST 4 UNITS  
REMAINING

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
1	SOLD		8,893
2	SOLD		5,819
3	SOLD		6,095
4	4,256	1,112	5,368
5	SOLD		18,568
6	SOLD		9,467
7	5,858	1,355	7,213
8	SOLD		7,294

Unit	Ground Floor	First Floor	Total
9	SOLD		7,711
10	SOLD		12,289
11	SOLD		6,803
12	8,074	1,798	9,872
14	6,594	1,459	8,053
15	SOLD		9,966
16	SOLD		4,797



## 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



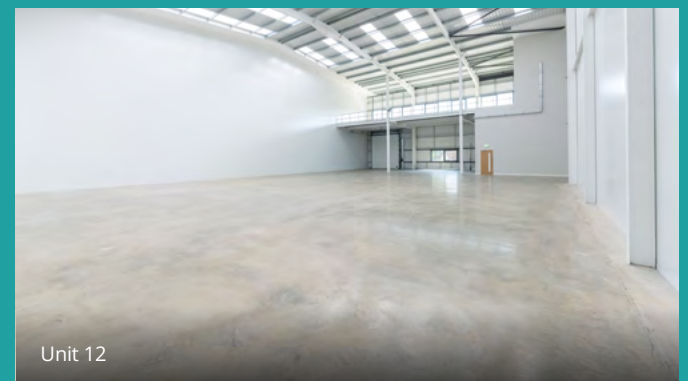
24/7 access  
available



# GENESIS PARK



Unit 4



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

12

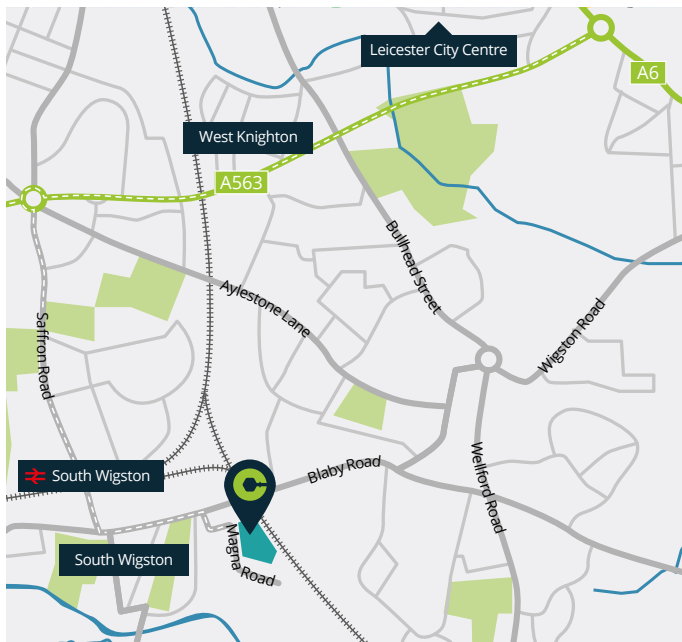
Low air  
permeability  
design

Landscaping  
including  
native and  
non-native  
species

Electric vehicle  
charging points  
to all units

Secure  
interior  
cycle storage  
to encourage  
cycling to  
work

# GENESIS PARK



[genesispark.co.uk](http://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

Magna Road,  
South Wigston,  
Leicester LE18 4ZH

 [jeeps.plates.lofts](http://jeeps.plates.lofts)

More information available  
through the joint marketing agents:



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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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