

FOR SALE

# GENESIS PARK

LEICESTER | LE18 4ZH

UNIT 4

UNIT 7

BRAND NEW

INDUSTRIAL/WAREHOUSE UNITS

FINAL 2 UNITS REMAINING  
IMMEDIATELY AVAILABLE

5,368 SQ FT & 7,213 SQ FT  
498.7 SQ M & 670.1 SQ M



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WHAT3WORDS:  
///NEWLY.JABS.ABOUT

# DESCRIPTION

Genesis Park offers the opportunity to acquire brand new, high-quality industrial/warehouse accommodation within an established commercial location south of Leicester, with Units 4 & 7 now available.

## TENURE

For sale.

## PRICE

On application.



## ACCOMMODATION

All areas are approximate and have been measured on a GEA (Gross External Areas) basis.

UNIT 4	SQ FT	SQ M
Ground Floor	4,256	395.40
First Floor	1,112	103.31
<b>TOTAL</b>	<b>5,368</b>	<b>498.70</b>

  

UNIT 7	SQ FT	SQ M
Ground Floor	5,858	544.23
First Floor	1,355	125.88
<b>TOTAL</b>	<b>7,213</b>	<b>670.11</b>

  

UNIT 12 UNDER OFFER	SQ FT	SQ M
Ground Floor	8,074	750.10
First Floor	1,798	167.04
<b>TOTAL</b>	<b>9,872</b>	<b>917.14</b>

  

UNIT 14 UNDER OFFER	SQ FT	SQ M
Ground Floor	6,594	612.60
First Floor	1,459	135.55
<b>TOTAL</b>	<b>8,053</b>	<b>748.15</b>

## SPECIFICATION

Units are finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



Dedicated car parking spaces



8-9.6m internal eaves height



1 level access door



37.5kN sq m floor loading



EV charging points

## EPC



**UNIT 4**  
Target EPC: B (40)



**UNIT 7**  
Target EPC: B (31)



# LOCATION

- 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.



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## TRAVEL TIMES

### 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



## PLANNING USE

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

## GREEN CREDENTIALS



High performance insulated cladding & roof materials



**15% WAREHOUSE ROOF LIGHTS** increasing natural daylight



LOW AIR PERMEABILITY design



Secure interior **CYCLE STORAGE** to encourage cycling to work



EV CHARGING POINTS to both units



LANDSCAPING including native & non-native species



## CONTACT



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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. May 2026.

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