FOR SALE / MAY LET

GENESIS PARK

LEICESTER | LE18 4ZH

UNIT 4
UNIT 7
UNIT 12
UNIT 14

BRAND NEW INDUSTRIAL/WAREHOUSE UNITS

FINAL 4 UNITS REMAINING
IMMEDIATELY AVAILABLE

5,368 SQ FT & 17,925 SQ FT

498.7 SQ M & 1,665.3 SQ M

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GOOGLE MAPS

WHAT3WORDS:
///NEWLY.JABS.ABOUT

DESCRIPTION

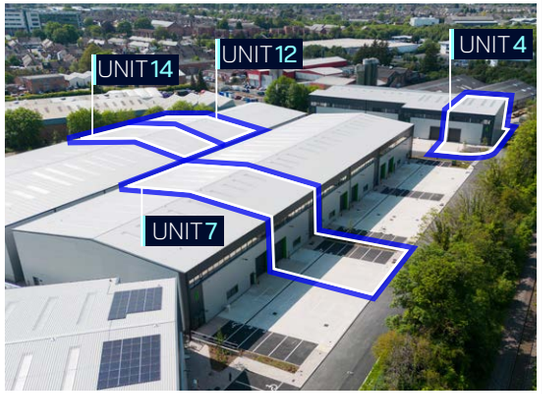
Genesis Park offers the opportunity to acquire brand new, high-quality industrial/warehouse accommodation within an established commercial location south of Leicester, with Units 4 & 7 now available.

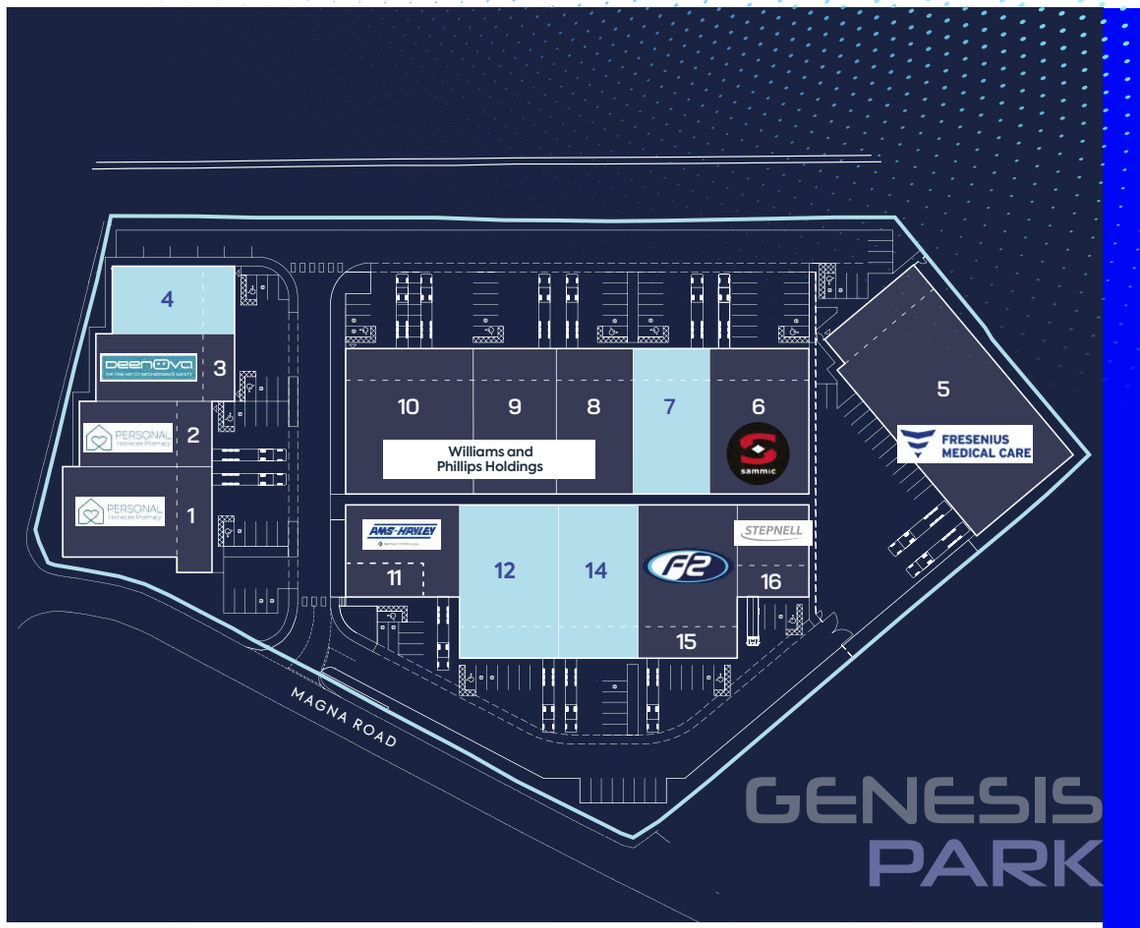
TENURE

Freehold - for sale (may let).

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
TOTAL	5,368	498.70

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

UNIT 12	SQ FT	SQ M
Ground Floor	8,074	750.10
First Floor	1,798	167.04
TOTAL	9,872	917.14

UNIT 14	SQ FT	SQ M
Ground Floor	6,594	612.60
First Floor	1,459	135.55
TOTAL	8,053	748.15

SPECIFICATION

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

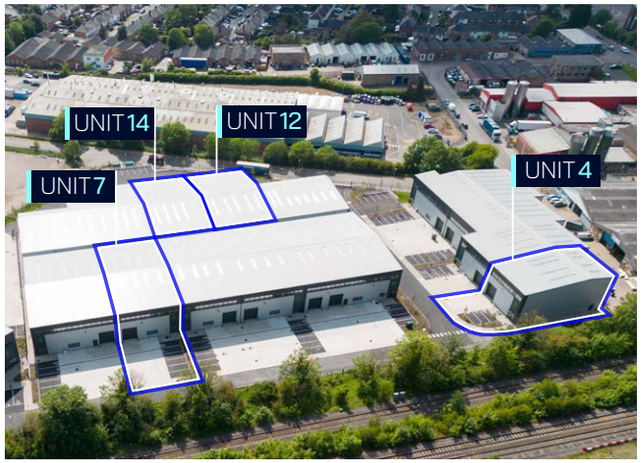
- **Dedicated car parking spaces**
- **8-9.6m** internal eaves height
- **1** level access door
- **37.5kN sq m** floor loading
- **EV charging** points

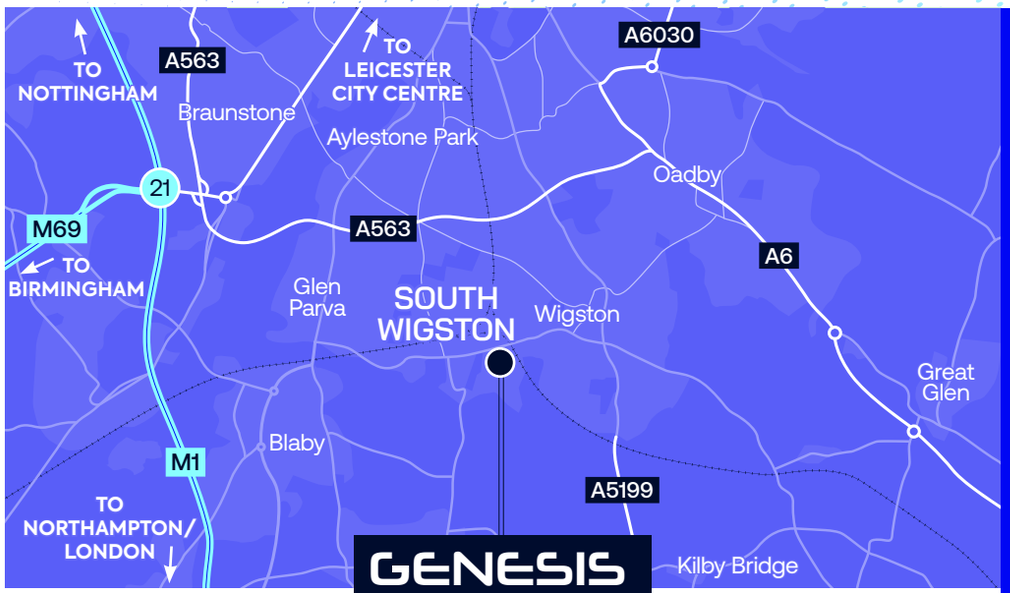
EPC

- UNIT 4 B (40)
- UNIT 7 B (31)
- UNIT 12 B (33)
- UNIT 14 B (30)

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**

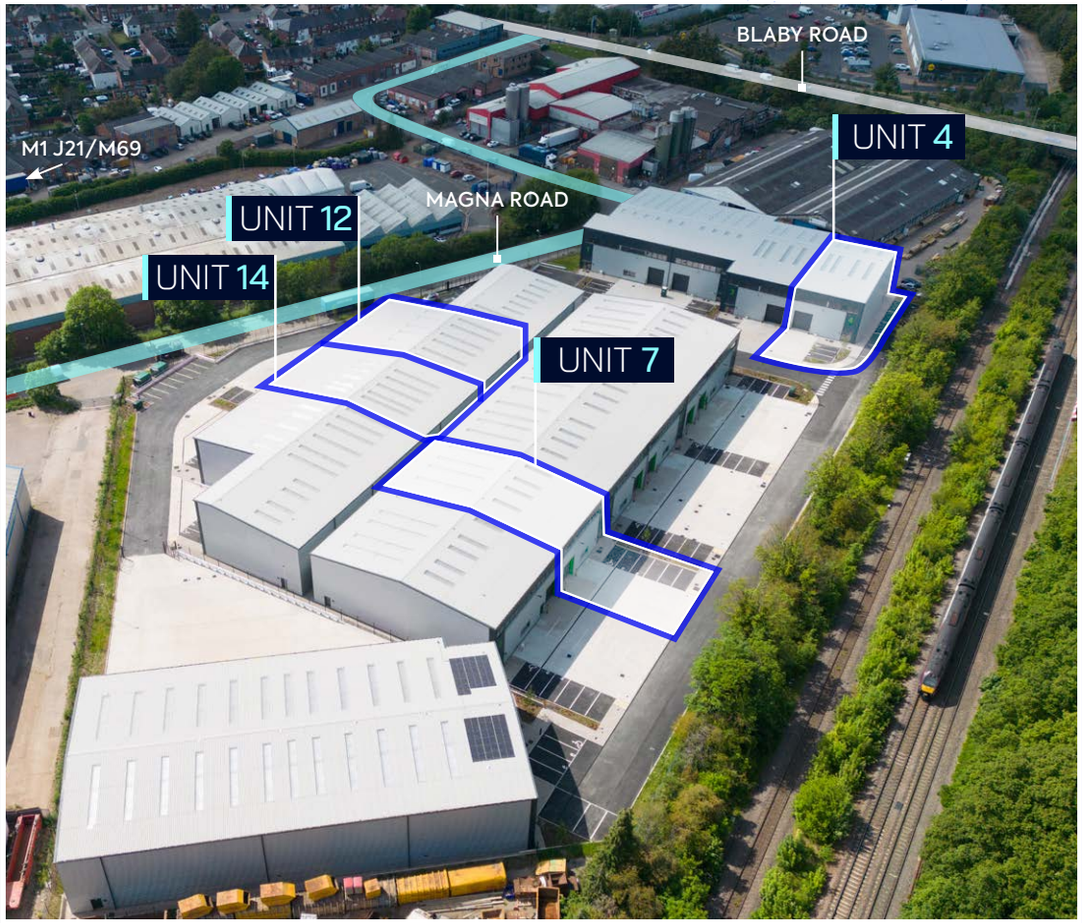
15% WAREHOUSE ROOF LIGHTS increasing natural daylight

LOW AIR PERMEABILITY design

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

EV CHARGING POINTS to both units

LANDSCAPING including native & non-native species



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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. June 2026.

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