

Golden Gate park



BELGRAVE CIRCLE | LEICESTER | LE4 6AR

FOR SALE/TO LET



INDICATIVE IMAGE

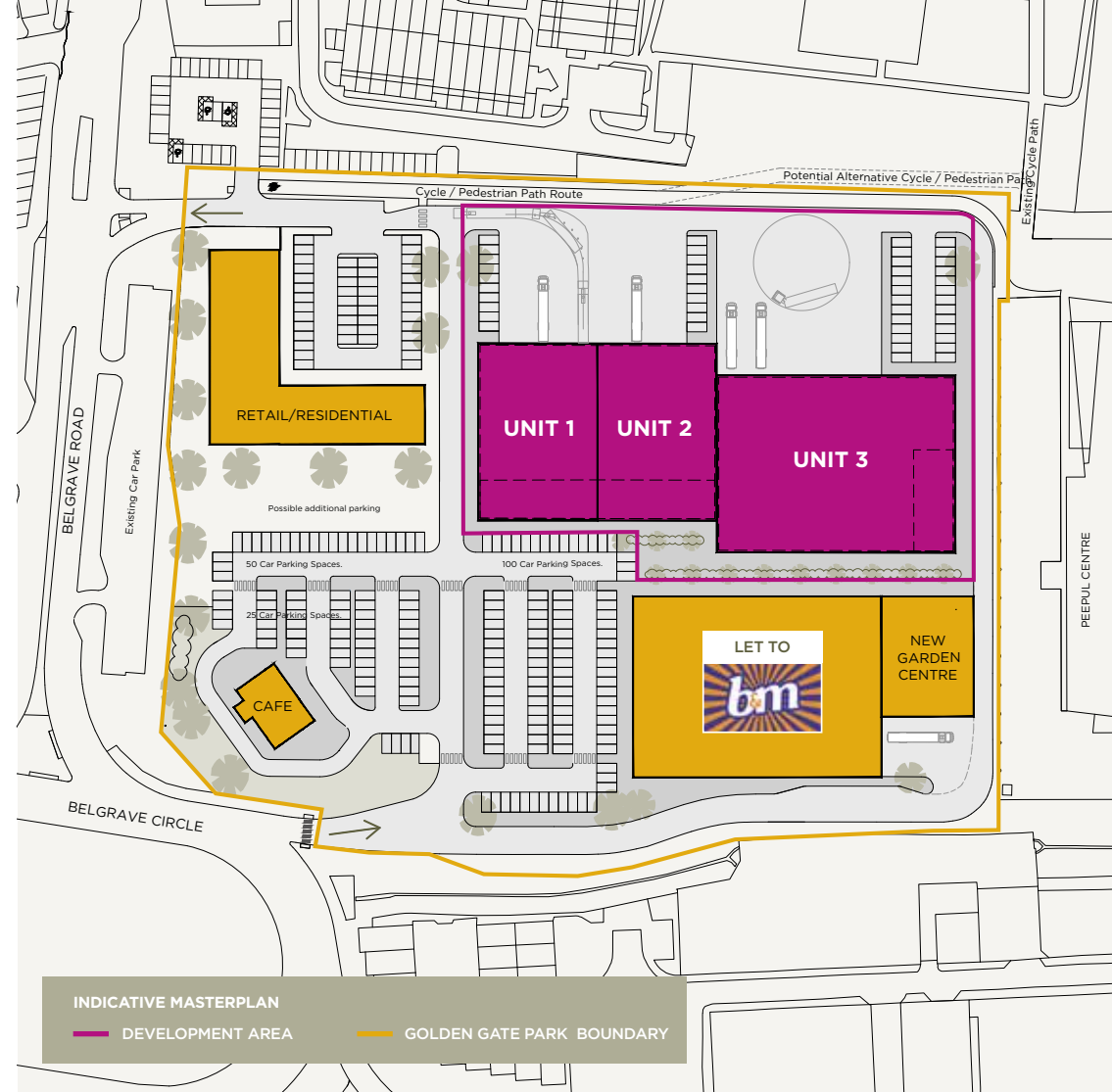
A GOLDEN
OPPORTUNITY

BUILD-TO-SUIT INDUSTRIAL/WAREHOUSE UNITS
15,000-60,000 sq ft

Golden Gate Park

A prime industrial warehouse opportunity with units of **up to 60,000 sq ft**

All units are available on a design and build basis, with the opportunity for size and specification to be tailored to meet the occupier's requirements.



INDICATIVE SCHEDULE OF ACCOMMODATION

	WAREHOUSE	
	sq ft	sq m
UNIT 1	15,000	1,393
UNIT 2	15,000	1,393
UNIT 3	30,000	2,787

DEMOGRAPHICS

Golden Gate Park is ideally located within Leicester city centre and accessed directly off A607, connecting the city centre to the A46.

Golden Gate Park's offers access to a high potential pool of labour with a wide and varied skill set.



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DRIVE TO WORK TIMES



TIME

15 mins
30 mins
45 mins

POPULATION

475,682
856,219
2,284,490

HOUSEHOLDS

181,192
338,294
929,107

SOURCE: DRIVE TIME MAPS

HGV DRIVE TIMES

DESTINATION

Leicester City Centre
Nottingham
Derby
Coventry
Birmingham
Sheffield
London

DISTANCE

1.2 miles
24.4 miles
36 miles
35.7 miles
52.4 miles
67.7 miles
110 miles

TIME

5 mins
39 mins
59 mins
46 mins
1 hr 2 mins
1 hr 44 mins
2 hr 26 mins

SOURCE: DRIVE TIME MAPS

PEOPLE EMPLOYED IN TRANSPORT AND STORAGE

There are 4,500 people employed in transport and storage in Leicester



GROSS WEEKLY PAY BY PLACE OF RESIDENCE



EAST MIDLANDS

£561.0

LEICESTERSHIRE

£584.7

SOURCE: NOMIS

LOCATION

Golden Gate Park is situated in an established location on a prominent roundabout with adjoining roads Abbey Park Road, Dysart Way and Belgrave Road (A607) one of the main gateways into Leicester's City Centre connecting the inner and outer ring road network. Leicester City Centre is located approximately 1.5 miles to the south, with access to M1 junction 21 via the A5460 approximately five miles to the south west.



TERMS

On application

PLANNING

Planning to include a number of uses, classes B1, B2 or B8.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents, details opposite.

A DEVELOPMENT BY HBD

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When we get involved with something, we're in it for the long haul. Whatever the challenges, however tricky the brief. That's because we want every project to create the

positive impact it has the potential to. We go beyond what's expected to fulfil that potential, making the right decisions (not just the easy ones).

Above all else, we do things our way - with integrity, care and commitment. We've won ourselves a reputation for it over the years, and we're proud to live up to it today.

As a company who couldn't be more proud of its people, we live for collaboration. For us, the best results come from positive working relationships and open communication. So, it's no surprise a big portion of our projects happen as partnerships. Our biggest success stories aren't ours alone, and we wouldn't have it any other way.



Goldengatepark

CONTACT



Toby Wilson
toby.wilson@m1agency.co.uk

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