

# GENESIS PARK

## Leicester LE18 4ZH

- › 15 new industrial/warehouse units
- › 4,797 - 43,974 sq ft (units 6-10 combined)
- › 5 miles to M1 & M69 motorways and Leicester city centre

For sale/  
To let



A development by:  
**Chancerygate** 

Available now

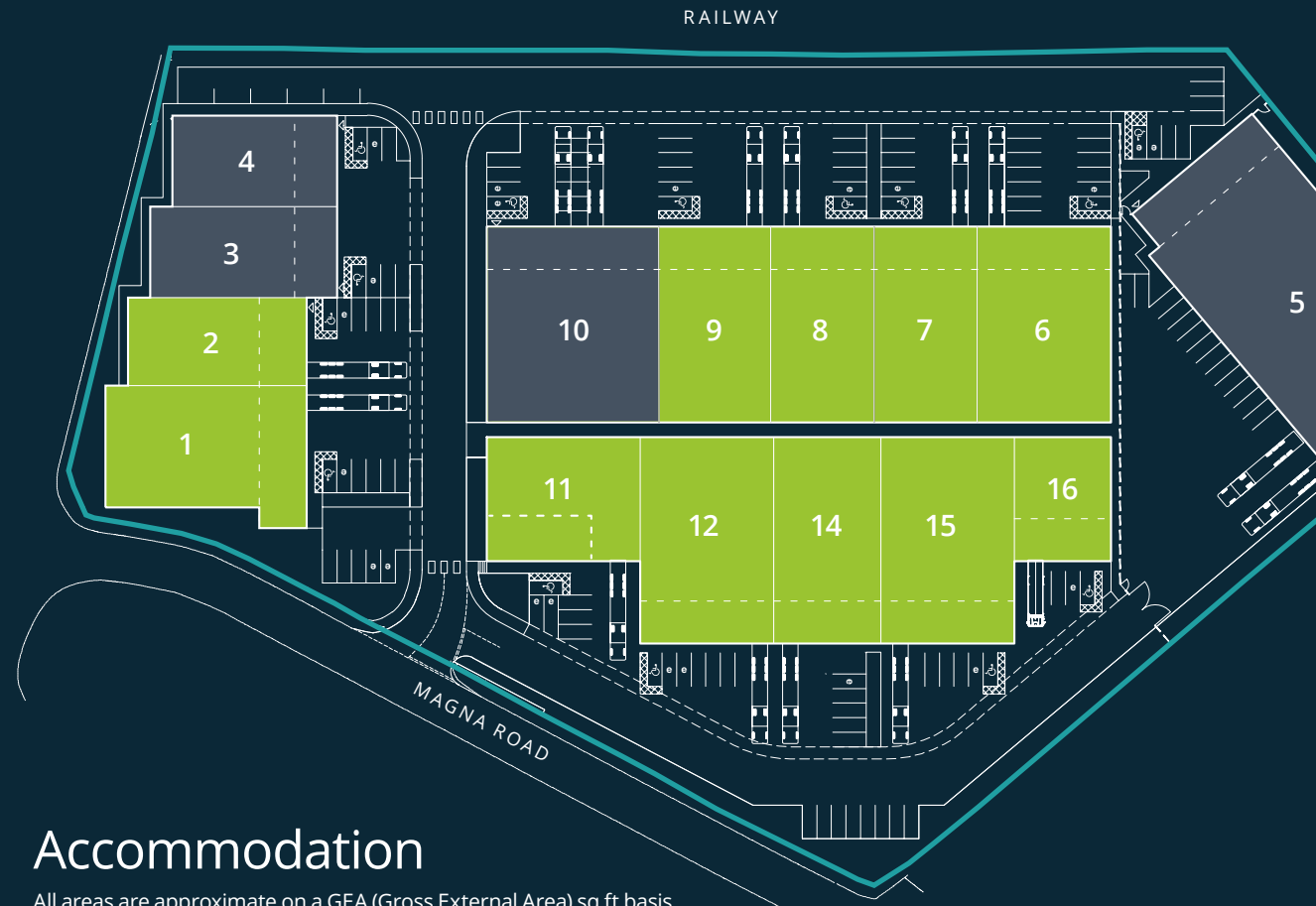
# GENESIS PARK

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



## Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- BREEAM 'Very Good'
- EPC rating of 'B'
- Secure cycle parking

## 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	7,174	1,719	8,893	9	6,254	1,785	7,711
2	4,696	1,123	5,819	10	UNDER OFFER		12,289
3	UNDER OFFER		6,095	11	5,513	1,290	6,772
4	UNDER OFFER		5,368	12	8,074	1,825	9,872
5	UNDER OFFER		18,568	14	6,594	1,460	8,053
6	7,673	1,794	9,467	15	8,132	1,790	9,966
7	5,858	1,355	7,213	16	3,511	1,260	4,797
8	5,905	1,389	7,294				



## Planning Use

E(g) (formerly B1c), B2 and B8  
(industrial and warehouse) uses.

## Terms

Available on a freehold or  
leasehold basis.

# Industrial and Warehouse Units 1-4 and 6-16

4,797 up to 43,974 sq ft (units 6-10 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.

 <p>8.3m-9.2m internal eaves height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>First floor for storage or fitting out as office space</p>	 <p>Ability to combine units</p>	 <p>12 year collateral warranty available</p>
 <p>Secure industrial park</p>	 <p>Generous parking facilities</p>	 <p>24/7 access available</p>



# GENESIS PARK



Unit 4



Unit 10

# Industrial and Warehouse Units 5

18,568 sq ft

## 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.



8.9m internal eaves height



50kN sq m floor loading



Electric loading doors



First floor for storage or fitting out as office space



Detached unit



12 year collateral warranty available



Private gated yard



Generous parking facilities



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[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

/// [leaves.fantastic.tested](http://leaves.fantastic.tested)

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. August 2023.

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