

# GENESIS PARK

## Leicester LE18 4ZH

- › 15 new industrial/warehouse units
- › 4,797 - 31,685 sq ft (units 6-9 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.



## Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	UNDER OFFER		8,893
2	4,696	1,123	5,819
3	LET		6,095
4	4,256	1,112	5,368
5	LET		18,568
6	7,673	1,794	9,467
7	5,858	1,355	7,213
8	5,905	1,389	7,294

Unit	Ground Floor	First Floor	Total
9	6,254	1,457	7,711
10	SOLD		12,289
11	5,513	1,259	6,772
12	8,074	1,798	9,872
14	6,594	1,459	8,053
15	UNDER OFFER		9,966
16	3,511	1,286	4,797





← M1 J21/ M69

TESCO

Wickes

LIDL

Blaby Rd

Magna Rd

PCC  
AIRFOILS

SV Timber  
Part of National Timber Group

deenova  
THE FINE ART OF MECHANICAL SAFETY

Williams and  
Phillips Holdings

FRESINIUS  
MEDICAL CARE

# Planning Use

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

# Terms

Available on a freehold or leasehold basis.



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

4,797 up to 31,685 sq ft (units 6-9 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>8m-9.6m 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





# 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.

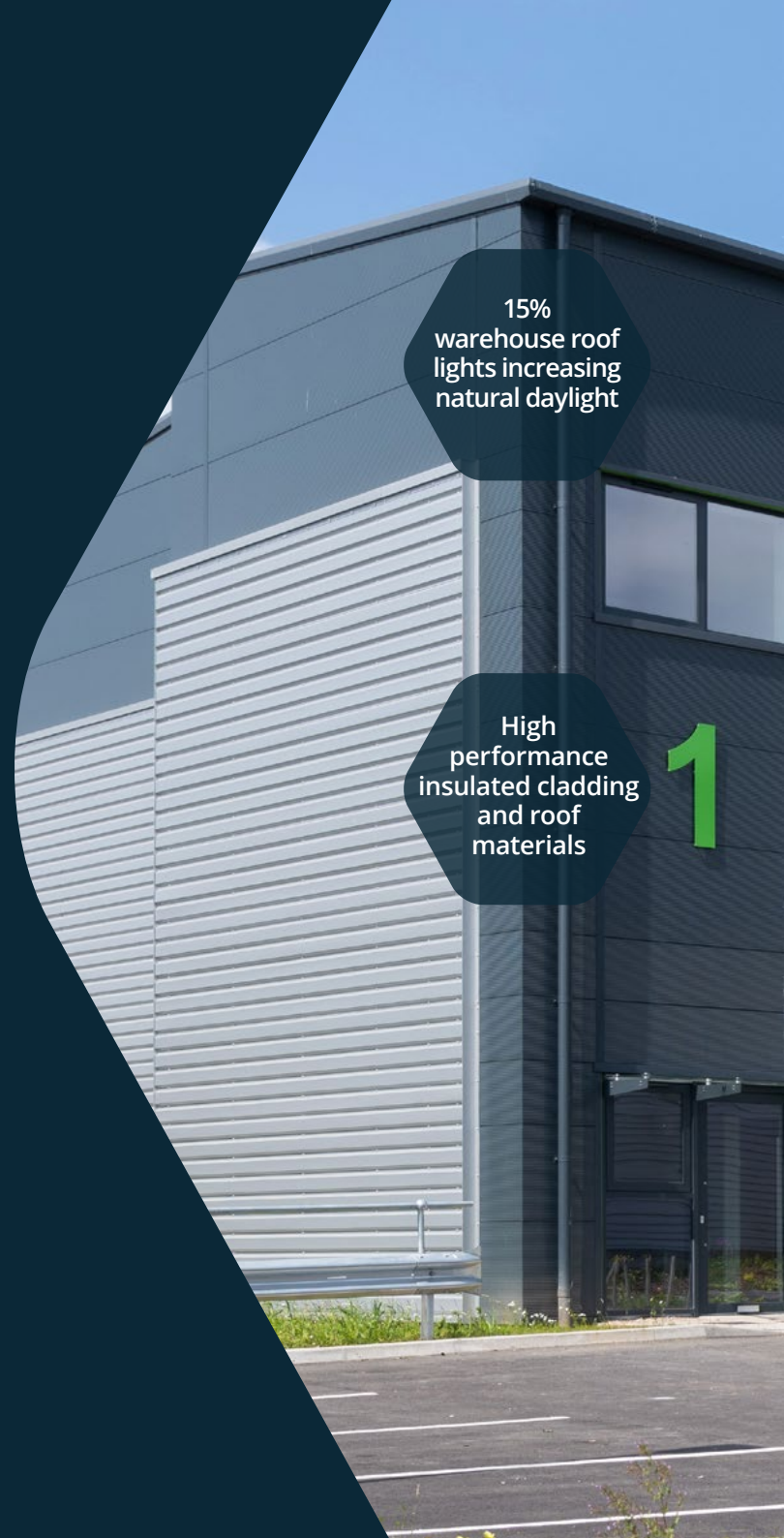
**Genesis Park benefits from the following green initiatives:**



15%  
warehouse roof  
lights increasing  
natural daylight

High  
performance  
insulated cladding  
and roof  
materials

1





Photovoltaic panels on Unit 5

BREEAM  
'Very Good'

EPC B

Landscaping including native and non-native species

Secure interior cycle storage to encourage cycling to work

Low air permeability design

Electric vehicle charging points to all units

# 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  
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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. February 2024.

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