

# BARDON 4ORTY

FRANKS ROAD  
BARDON HILL • M1 J22  
LEICESTERSHIRE • LE67 1TT

## TO LET

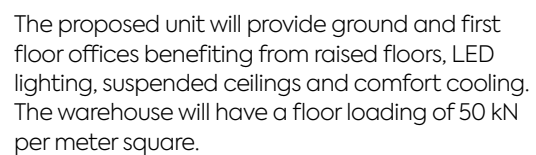
AVAILABLE  
Q3 2022



**A BRAND NEW 43,385 SQ.FT**  
GRADE A INDUSTRIAL/LOGISTICS UNIT  
Located minutes from the heart of the uk motorway network

A DEVELOPMENT BY  
**CSB**  
CHARLES ST  
BUILDINGS GROUP  
PROPERTY INVESTMENT  
& DEVELOPMENT GROUP









## LOCATION

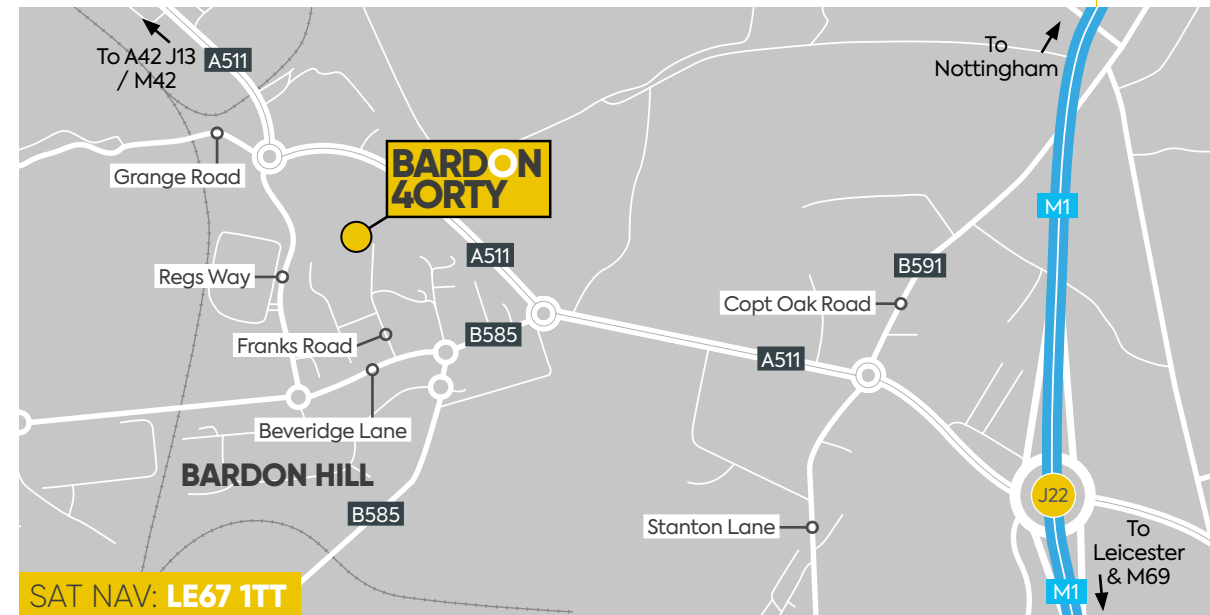
Bardon 40 is located approximately 2 miles from Junction 22 of the M1 and 7 miles from Junction 13 of the A42 to M42.

Positioned at the heart of the golden triangle with superb communications to suit any business requiring strong logistic connections across the UK.



### DRIVE DISTANCES / TIMES

Destination	Miles	Time
M1 J22	2	5 mins
A42/M42	7	14 mins
M1 J21/M69 J3	10	12 mins
Leicester	10	18 mins
Derby	24	29 mins
Nottingham	24	31 mins
Coventry	33	39 mins
Coventry	33	39 mins
Birmingham	37	44 mins
Northampton	44	50 mins
Sheffield	64	1 hr 7 mins
Manchester	99	1 hr 53 mins
London	108	2 hr 10 mins



SAT NAV: **LE67 1TT**

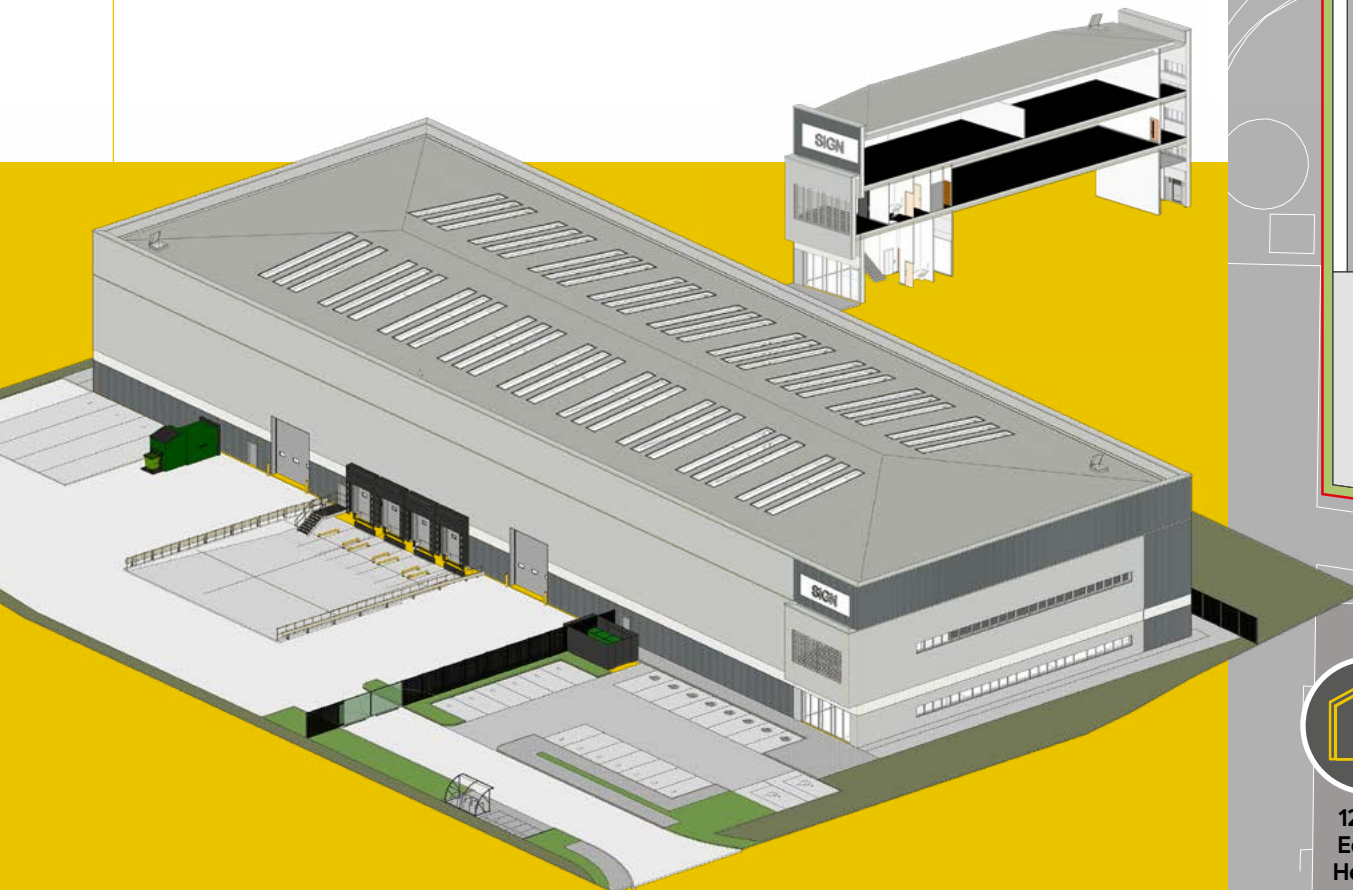
## DESCRIPTION

A detached purpose-built warehouse built to a high specification with target EPC rating of grade A.

The unit will have a secure gated yard and ducting will be provided to enable tenant to fit electric charging points.

## ACCOMMODATION

	SQ FT	SQ.M
Warehouse	39,294	3,650.56
Ground Floor Office	800	74.33
Ground Floor Stair	231	21.42
1st Floor Offices	3,060	284.32
<b>Total GIA</b>	<b>43,385</b>	<b>4,030.63</b>





## THE DEVELOPER

Charles Street Buildings are a property developer and investor which has been in operation since the 1950s based in Leicester. It is one of the largest privately-owned property companies in the UK with over 6 million sq.ft. of office, retail, leisure, industrial and warehousing sectors within their portfolio. The majority of their holdings are situated in or around Leicester and they continue to develop, build and retain property. Charles Street Buildings have a long-term investment policy and seek to develop long-term relationships with our customers.

**CSB**  
CHARLES ST  
BUILDINGS GROUP  
PROPERTY INVESTMENT  
& DEVELOPMENT GROUP

## CONTACT

For further information please contact the sole agent.

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INDICATIVE IMAGE