

FOR SALE / MAY LET

# GENESIS PARK

LEICESTER | LE18 4ZH

UNIT 4

UNIT 7

UNIT 12

UNIT 14

BRAND NEW

INDUSTRIAL/WAREHOUSE UNITS

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

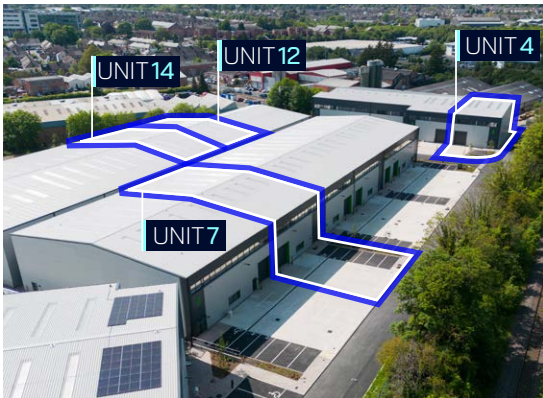
Genesis Park offers the opportunity to acquire brand new, high-quality industrial/warehouse accommodation within an established commercial location south of Leicester, with Units 4 & 7 now available.

## TENURE

Freehold - for sale (may let).

## PRICE

On application.



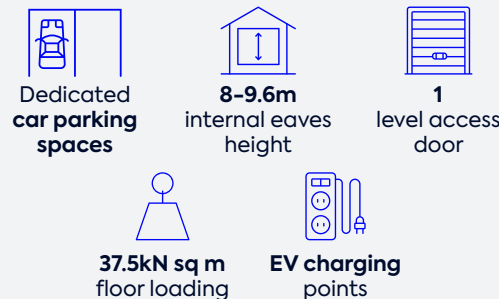
## ACCOMMODATION

All areas are approximate and have been measured on a GEA (Gross External Areas) basis.

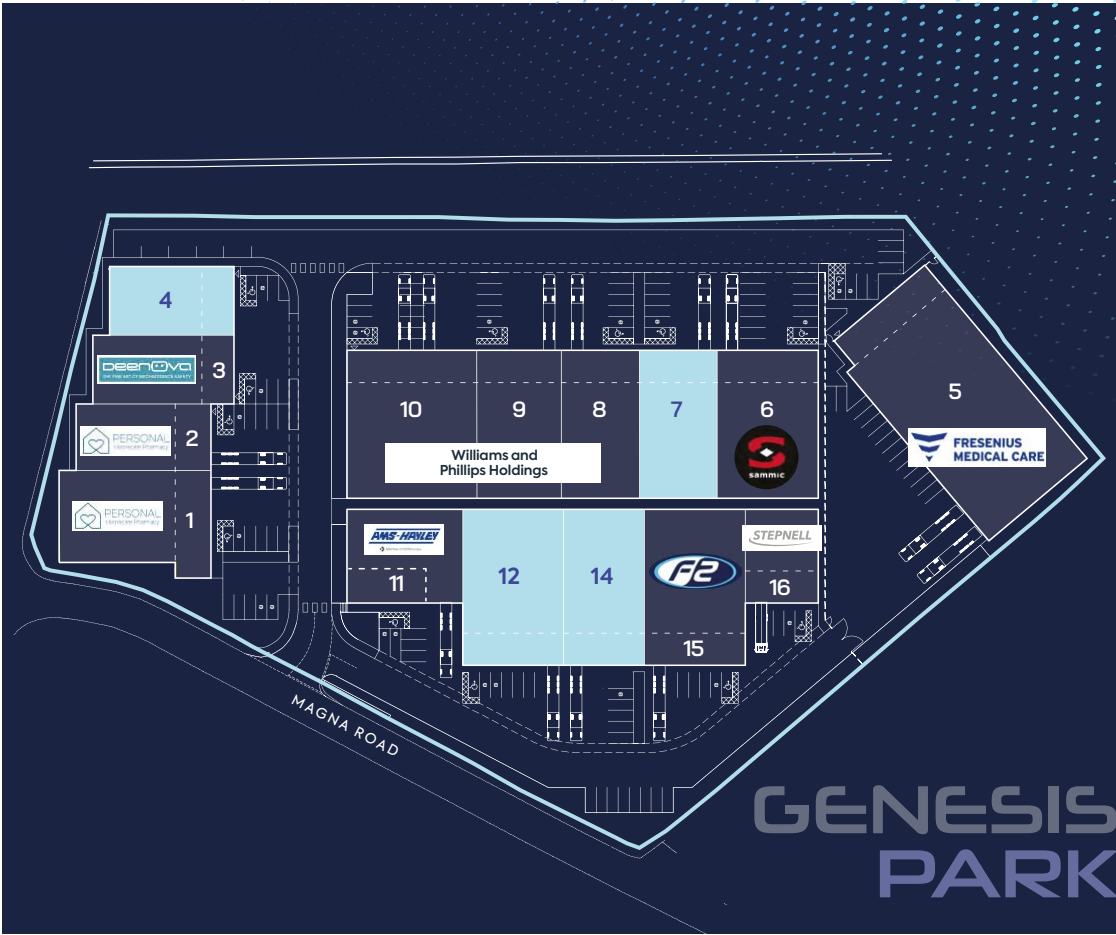
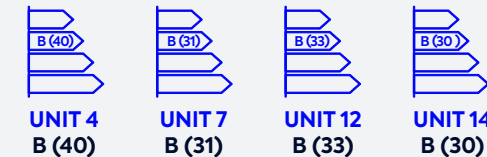
| UNIT 4       | SQ FT | SQ M   |
|--------------|-------|--------|
| Ground Floor | 4,256 | 395.40 |
| First Floor  | 1,112 | 103.31 |
| TOTAL        | 5,368 | 498.70 |
| UNIT 7       | SQ FT | SQ M   |
| Ground Floor | 5,858 | 544.23 |
| First Floor  | 1,355 | 125.88 |
| TOTAL        | 7,213 | 670.11 |
| 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.

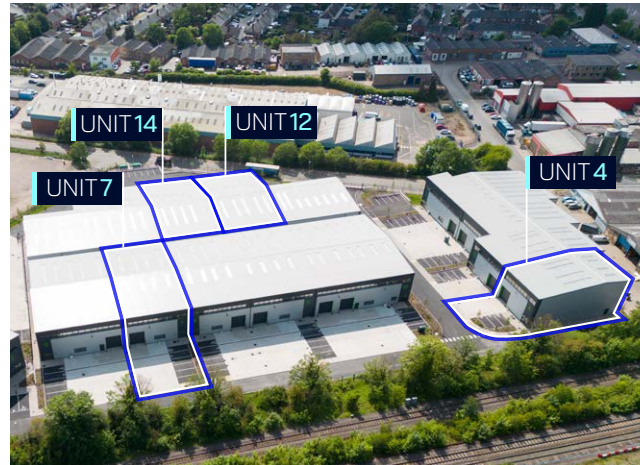


## EPC



## 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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Unit 4



Unit 7

## 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



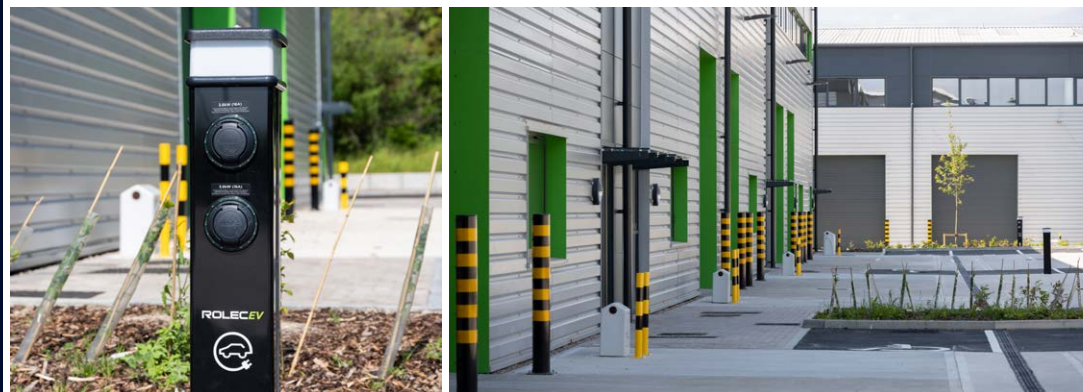
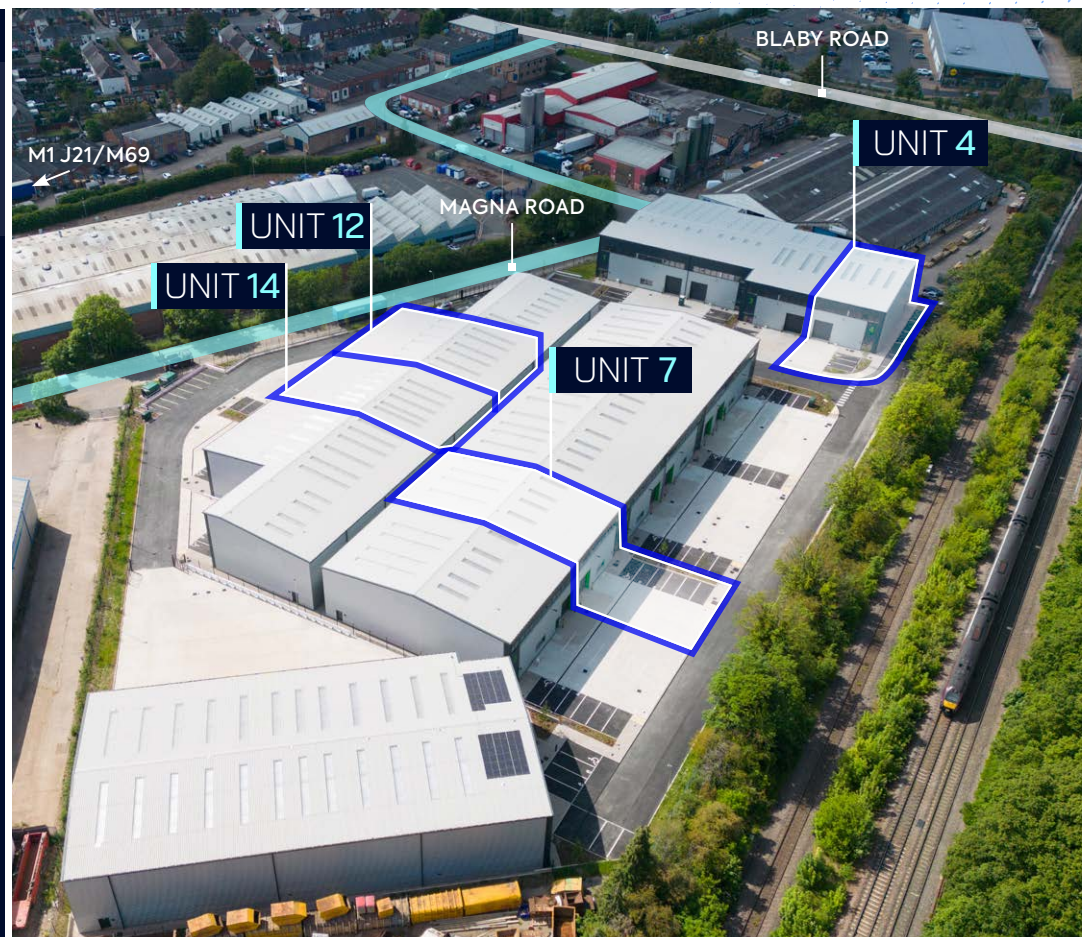
Secure interior  
**CYCLE STORAGE**  
to encourage cycling to work



**EV CHARGING POINTS**  
to both units



**LANDSCAPING**  
including native & non-native species



## CONTACT



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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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