

NEXUS21

LEICESTER LE19 1SN

TO LET
HIGH QUALITY MODERN
DETACHED WAREHOUSE UNIT
LOCATED IN THE GOLDEN TRIANGLE,
JUNCTION 21 OF THE M1 & M69 INTERCHANGE



157,257 SQ FT
(14,609.5 SQ M)

UNIT 3 BARNSDALE WAY, GROVE PARK, LEICESTER **LE19 1SN**

- EXCELLENT ACCESS TO THE M1 & M69
- HEATING AND LIGHTING THROUGHOUT

NEXUS21

M69

M1

J21

Construction Products Group Europe

4PX

M1

ESPO

A5460

BARNSDALE WAY

FRANCESWAY

British Gas

GROVE PARK

SMITHWAY

PENMANWAY

LUBBESTHORPE WAY

Topps Tiles

White Stuff

FOSSE PARK SHOPPING MALL



4 MINUTES AWAY FROM THE M1 & M69



CLOSE TO JUNCTION 21 M1 & M69



GOLDEN TRIANGLE LOCATION



The Subject Property is located on Grove Park, a prestigious business park at Junction 21 M1 / M69 interchange.

Situated within the UK's premier logistics "Golden Triangle", with 90% of the country's population accessible within a 4-hour travel time.

The park has excellent transport links with Leicester City Centre being accessible via the A5460 and the A5630 is immediately adjacent to the park with access to all arterial routes around Leicester.

The park is well landscaped, has been planned well with a mix of industrial, office and leisure operators creating a high quality park.



ROAD

M1 (Junction 21)	0.8 miles
M69 (Junction 3)	0.8 miles
M6	16 miles
Birmingham	40 miles
Coventry	22 miles
Nottingham	32 miles
M40	40 miles
M25	77 miles
London	99 miles

RAIL

Birmingham New St	46 mins
London St Pancras	66 mins
Birmingham International	66 mins

AIRPORTS

East Midlands	23 mins
Birmingham International	41 mins
London Luton	72 mins
London Heathrow	110 mins

SEA PORTS

Tilbury	124 miles
London Gateway	127 miles
Southampton	145 miles
Felixstowe	146 miles

The park is a premier location with The White Stuff, Topps Tiles and Eastern Shires Purchasing Organisation (ESPO) occupying warehouse units and office occupiers such as HSBC, NHS, Selfridges, My Home Move, Synter as well as a Marriott 4 Star Hotel and a Greene King pub.

WHITE STUFF

Topps Tiles

ESPO

HSBC

NHS

MyHomeMove

GREENE KING
BURY ST EDMUNDS










SYNTER

SELFRIDGES & CO

Marriott
HOTELS - RESORTS - SUITES



Warehouse Specification:

-  Steel portal frame
-  Pitched roof with translucent roof lights
-  18 dock level and 3 ground level shutters
-  13.2m eaves height (12m clear working height)
-  50kN/m² floor loading
-  Gas fired heating
-  Emergency sprinklers
-  Sodium lighting
-  PV Roof panels

Grade A 2-Storey Office Specification:

-  Carpeted raised floors with integral cabling
-  Paint and plaster walls
-  Double glazed windows
-  Suspended ceilings with LED lighting
-  VRF comfort cooling/heating
-  Passenger lift

AREA	WAREHOUSE	OFFICE / ANCILLARY SPACE	SQ M	SQ FT
Ground	13,180.90	476.21	13,657.11	147,005
First		476.21	476.21	5,126
Second		476.21	476.21	5,126
Total			14,609.53	157,257

Approx.

180

on-site car spaces

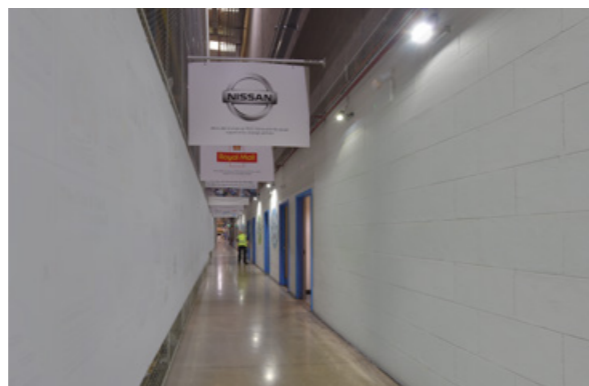
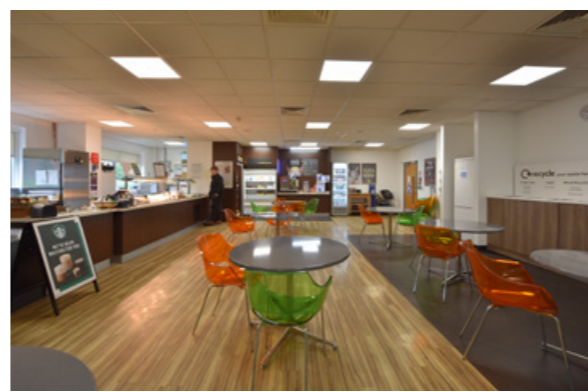
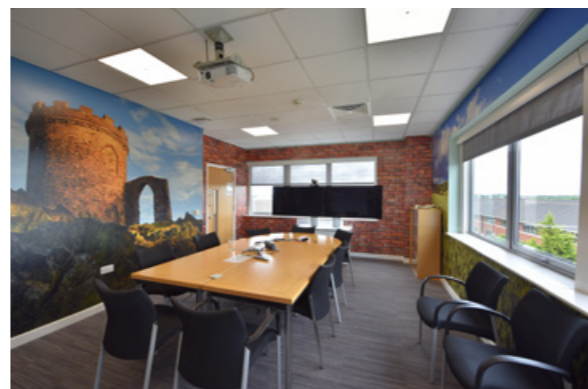
157,257 Sq Ft

Warehouse

10,252 Sq Ft

Grade A Integral two-storey offices





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GROVE PARK
LEICESTER
LE19 1SN



TERMS

The property is available by way of Assignment or Sub-letting of the existing lease which expires on the 27th June 2027.

Alternatively a new lease is available subject to separate negotiation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Value £1,070,000.

EPC

EPC C

RENT

Upon application.

VIEWING

For further information please contact the sole letting agents.

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