



Detached Warehouse Unit with Offices 11,015 Sq Ft (1,023.29 Sq M)

- Available Q2 2026
- Self Contained Gated Yard
- 2 Level Access Loading Doors
- 3 miles to Leicester City Centre

Detached Warehouse Unit with Offices

11,015 Sq Ft (1,023.29 Sq M)

Location

The property forms part of Troon Industrial Park, located in north east Leicester, approximately three miles (a 14 minute drive) from Leicester city centre. The A607 is situated around 1.5 miles away, providing access to the A46, and Junction 22 of the M1 motorway is approximately 14 miles away (around a 27 minute drive).

The area benefits from strong bus route connections and is well served by local amenities, including nearby cafés and Vantage Park, which features a Costa Coffee and an Aldi.

Description

The property comprises a secure, modern, high quality detached warehouse unit of steel portal frame construction, incorporating brick and blockwork to the lower elevations with steel profile cladding to the eaves. The building is surmounted by a pitched roof incorporating translucent light panels. Externally, the site benefits from a self contained yard.

Key Features:

- Eaves height 6m
- LED lighting
- Two level access loading doors
- Two storey office accommodation with welfare facilities
- Additional warehouse welfare provision
- Allocated car parking

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	9,112	846.5
Ground Floor Office	696	64.66
First Floor Office	696	64.66
First Floor Ancillary	511	47.47
TOTAL	11,015 SQ FT	1,023.29 SQ M

*Additionally the property benefits from a mezzanine totalling 990 sq ft.

Terms

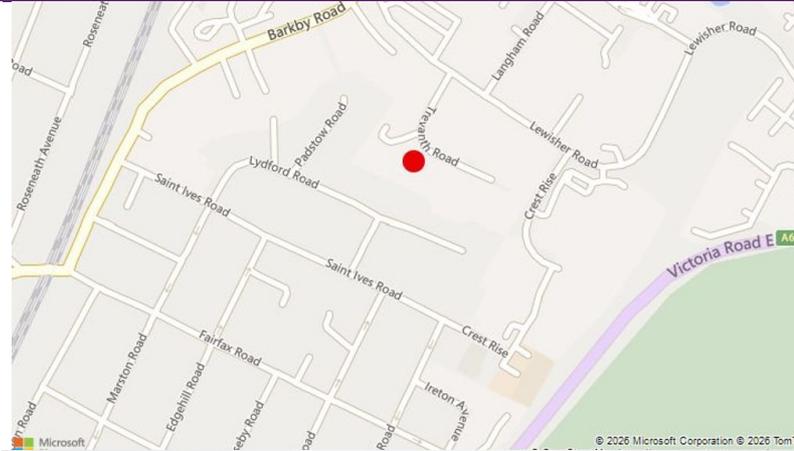
The premises are immediately available by way of a new full repairing and insuring on terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request.



Rateable Value

On application.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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