

# ELM BUSINESS PARK

COVENTRY ROAD | BROUGHTON ASTLEY | LEICESTERSHIRE | LE9 6QF

SUBSTANTIAL 15 ACRE MIXED DEVELOPMENT SCHEME  
COMPRISING INDUSTRIAL, OFFICES, RETAIL AND LEISURE

Industrial / warehouse units from circa 5,000 to 100,000+ sq.ft.  
Offices from circa 5,000 to 25,000 sq.ft.



## LOCATION

Broughton Astley is located approximately 10 miles south of the Leicester city centre and circa 7 miles east of Hinckley.

The development is strategically located on the north side of Broughton Way within close proximity of major road networks and local facilities and amenities in the Broughton Astley centre.

M1/M69 Junction 21	6 miles	14 minutes
M69 Junction 1	6.5 miles	11 minutes
M69 Junction 2	3.5 miles	7 minutes
M1 Junction 20	8 miles	15 minutes
A5	5 miles	9 minutes
M6 Junction 2	13 miles	17 minutes

## PROPOSAL

A comprehensive design and build mixed development on a strategically located and prominent site in Broughton Astley.

- Industrial & Warehouse units from 5,000 to 100,000+ sq.ft.
- Office premises from 5,000 to 25,000 sq.ft.
- Retail, Restaurant & Leisure units from 4,000 to 40,000 sq.ft.
- Good parking allocations are available.

All buildings will be constructed to a high specification and tailored to individual occupiers requirements.

## PLANNING

The Neighbourhood Plan for Broughton Astley considers the site is suitable for a variety of uses including office, industrial, retail, commercial and community.

Formal planning consent is being sought for a mixed development scheme so there is flexibility to consider interest in use classes under Category A1, A3, B1, B2, B8 & D1/D2.



## TERMS

More detailed information is available upon request.



## VIEWING & FURTHER INFORMATION

**ANDREW+  
ASHWELL**

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Viewing strictly by prior appointment with the sole agent.

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