

LUTTERWORTH ROAD • BLABY • LEICESTER • LE8 4DP

Flexible new build mixed use/business units Office • Assembly • Medical • Leisure • Studio*

* Subject to planning

Space available from 2,755 to 15,098 sq.ft with parking



- Excellent proximity to M1 and M69
- First floor fitted office with ground floor flexible shell
- Flexibility in sizes and specification
- Close to Blaby District Centre

FOR SALE / TO LET





LOCATION

- Situated adjacent to Blaby bypass (A426)
- 2.5 miles south east of Junction 21 of the M1 and M69
- 3.5 miles south of Leicester City centre.
- Immediate access to Blaby District Centre
- 1 mile to Narborough Train Station

DESCRIPTION

A design and build opportunity with sizes ranging from 2,755 to 15,098 sq.ft.

The buildings will be self contained with the base specification to include fully fitted offices to first floor and a flexible shell specification to the ground floor to allow for a range of uses.

Fit out packages for the ground floor available as required to meet individual needs. General specification will include:

- Led lighting
- Full carpeting to first floor
- WC facilities
- Double doors to ground floor.

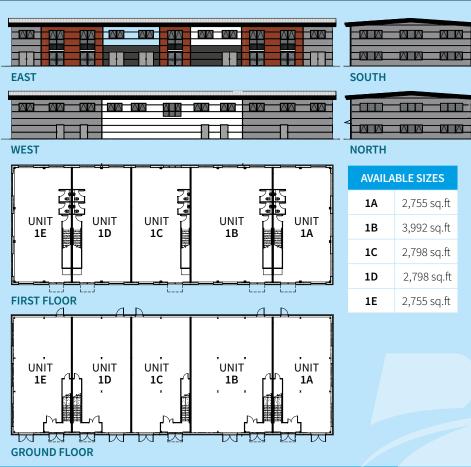
A generous parking provision will be accommodated with each building.

TERMS

Available Freehold or Leasehold.

Contact the Joint Agents for quoting terms.





ADJOINING UNITS CAN BE COMBINED



James Phillips 07802 645 454 jmp@apbleicester.co.uk

Reg Pollock 07583 461 994 rp@apbleicester.co.uk

ANDREW+ ASHWELL

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A JOINT DEVELOPMENT BY

BRACKLEY PROPERTY DEVELOPMENTS

| GRANGE | **COMMERCIAL** | DEVELOPMENTS

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