

Venture Park

Churchill Way Industrial Estate

FLECKNEY / LEICESTERSHIRE / LE8 8UD

A new 3.28 acres industrial / warehouse development with planning consent.

Phase 1:
12,000 sq ft pre sold
to Network Rail Limited



TYPICAL DESIGN, SUBJECT TO SPECIFICATION

Units from 1,711 to 40,300 sq.ft with design and build solutions to suit occupiers' own requirements.

TO LET (MAY SELL)

A JOINT DEVELOPMENT WITH:



BRACKLEY
PROPERTY DEVELOPMENTS

Description

Following the successful completion of Phase 1 and the sale of 12,000 sq ft to Network Rail Limited, Phase 2 is now available to provide further opportunities for new industrial and warehouse development in this popular and established business location.

Units can be constructed to suit occupier's specific requirements, although an outline planning consent has been granted to allow for the further development of units from 1,711 sq ft in accordance with the indicative layout shown.



Specification



Shell specification with occupier fit out flexibility



Allocated parking and service yard



Single storey portal frame construction



6m to underside of haunch



WC accommodation



Sectional overhead level access loading door



3 phase electricity



Full height insulated cladding to exterior wall



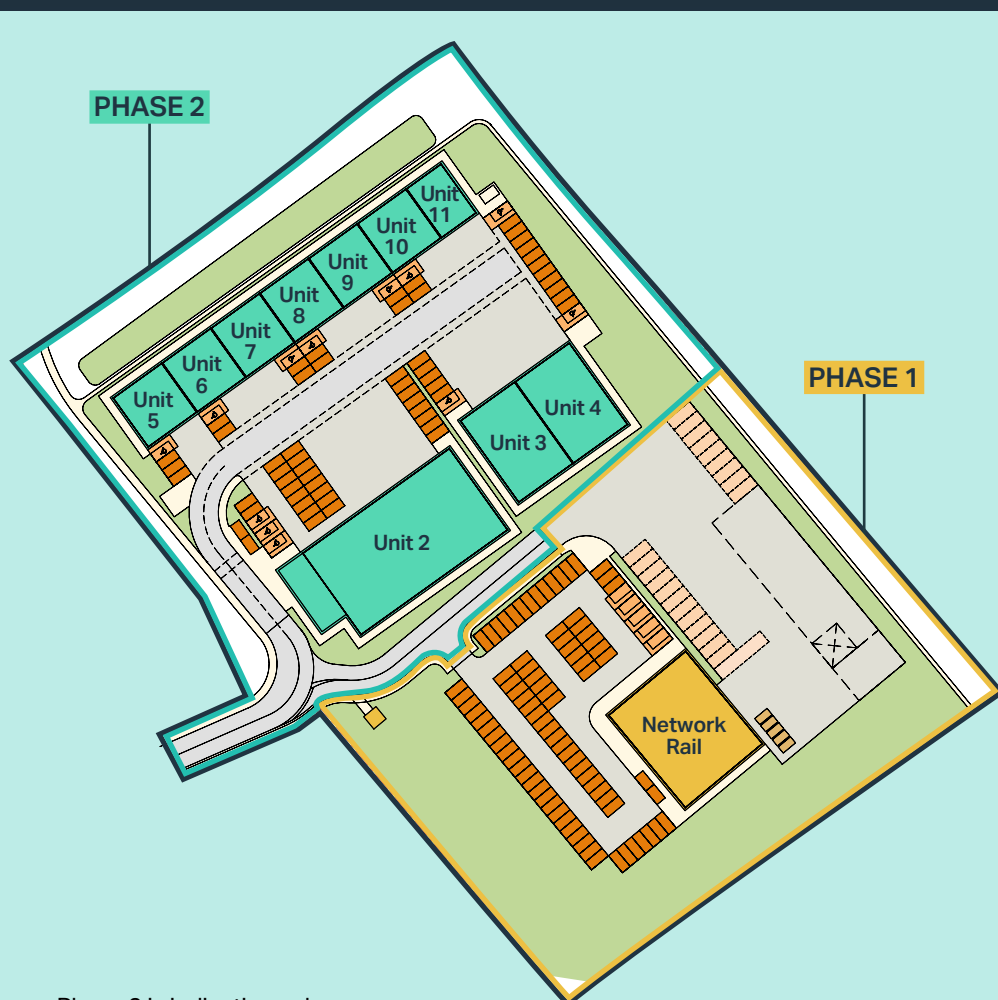
Insulated roof cladding with roof lights



EPC A "Very Good" rating

A new 3.28 acres industrial / warehouse development

Units from 1,711 sq ft to approximately 40,300 sq ft.



Phase 2 is indicative only



Accommodation

Phase 1	Network Rail Limited	
Phase 2	Sq M	Sq Ft
Unit 2	1,405	15,123
Unit 3	415	4,467
Unit 4	415	4,467
Unit 5	225	2,422
Unit 6	225	2,422
Unit 7	225	2,422
Unit 8	225	2,422
Unit 9	225	2,422
Unit 10	225	2,422
Unit 11	159	1,711

Planning

The layout, whilst having the benefit of an outline planning consent, is indicative only and alternative layouts to suit individual requirements will be considered.



BRACKLEY
PROPERTY DEVELOPMENTS

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Venture Park

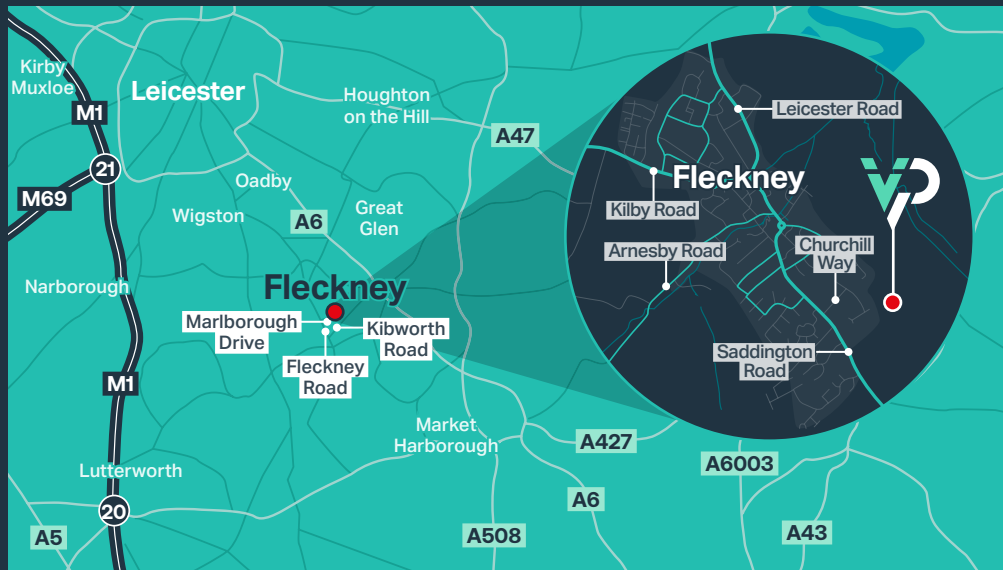
Churchill Way Industrial Estate
Fleckney, Leicestershire

Location

Fleckney is located approximately 9 miles south of Leicester City Centre, lying some 2 miles west of the A6 trunk road between Leicester and Market Harborough at Great Glen. Market Harborough is 9 miles to the south.

Venture Park is conveniently located off Saddington Road at the southern edge of the built in environment industrial estate. The location is able to take advantage of a ready source of local labour and local facilities in Fleckney together with excellent transport links to the wider region.

Location	Miles	Minutes
M1 / M69 J 21	10.8	26
M1 J20	12.5	20
M6 J2	25.5	38
East Midlands Airport	29.5	43
Birmingham Airport	40	54



 [Click here for Google Map link](#)

 [What3words link](#)
reception.ideas.perfume

Terms

The units are available by way of fully repairing leases on terms to be agreed.

A disposal of the freehold interest may be considered.

VAT

Vat will be payable on the rent.

Costs

Each party to be responsible for their own costs.

Further information

For further information, please contact the joint agents.



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A JOINT DEVELOPMENT WITH:

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