

# 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 1,700 to 40,000 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 1,700 sq ft in accordance with the indicative layout shown.

TYPICAL DESIGN, SUBJECT TO SPECIFICATION



### 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



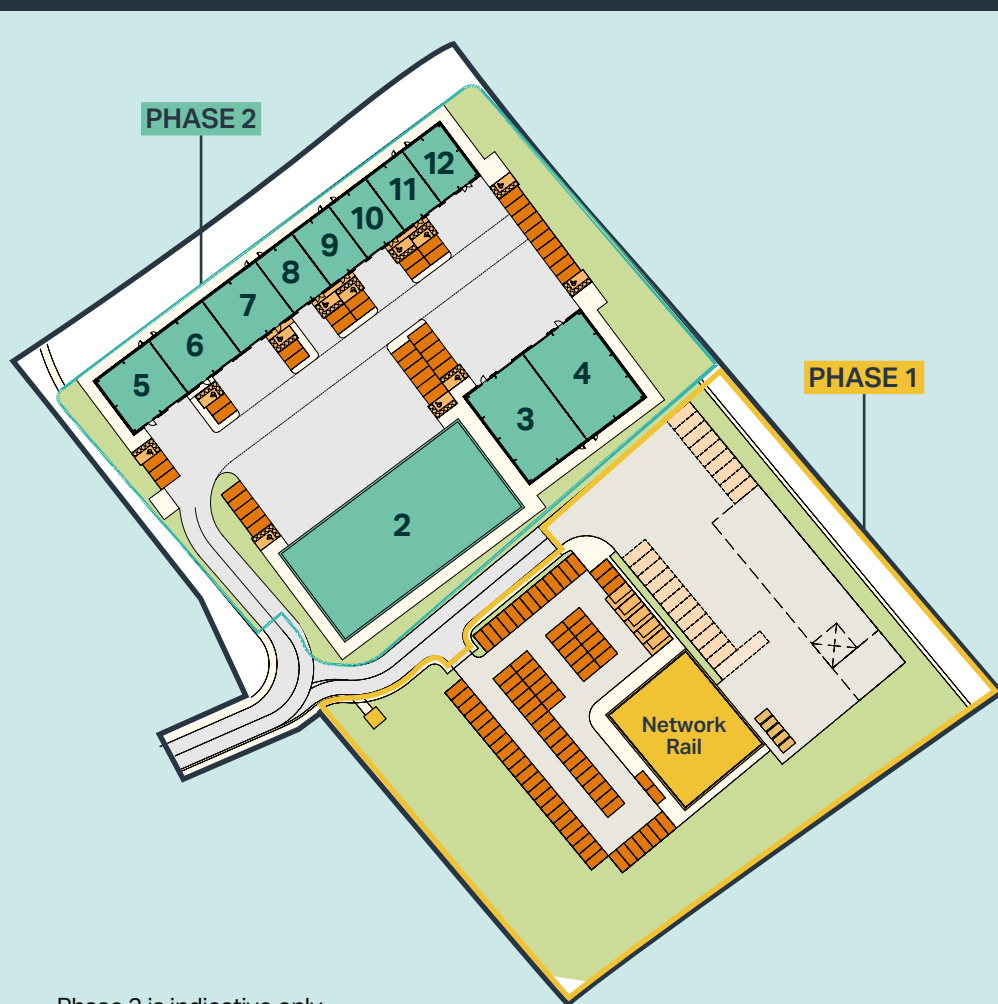
Insulated roof cladding with roof lights



EPC A "Very Good" rating

## A new 3.28 acres industrial / warehouse development

Units from 1,700 sq ft to approximately 40,000 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  | 231                  | 2,486  |
| Unit 6  | 229                  | 2,464  |
| Unit 7  | 229                  | 2,464  |
| Unit 8  | 158                  | 1,700  |
| Unit 9  | 158                  | 1,700  |
| Unit 10 | 158                  | 1,700  |
| Unit 11 | 158                  | 1,700  |
| Unit 12 | 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

[www.brackley-propdev.co.uk](http://www.brackley-propdev.co.uk)





# Venture Park

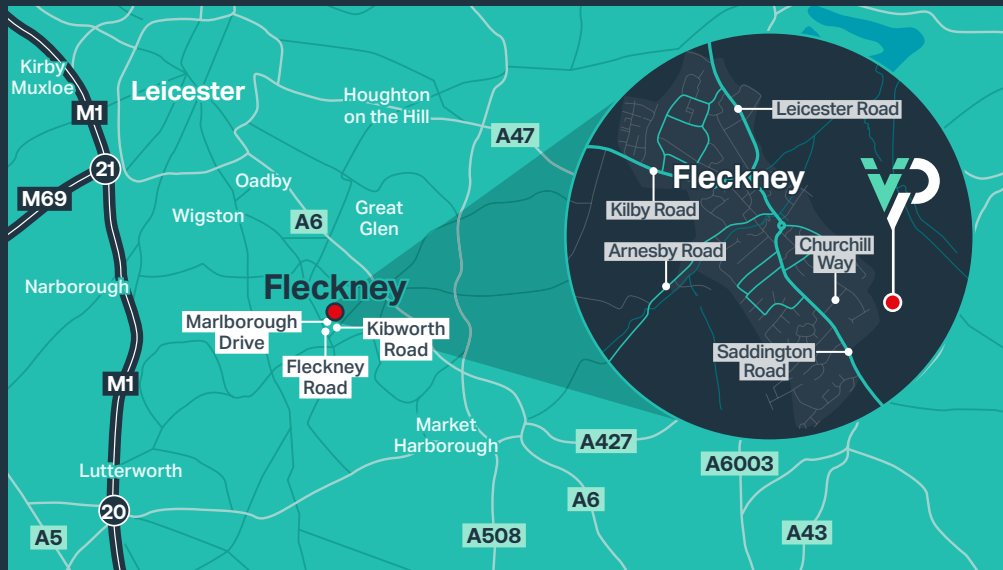
Churchill Way Industrial Estate  
Fleckney, Leicestershire

## 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:

**BRACKLEY**  
PROPERTY DEVELOPMENTS

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