



BUSINESS PARK

COVENTRY ROAD, BROUGHTON ASTLEY
LEICESTERSHIRE LE9 6QF

INDUSTRIAL · **OFFICE** · **RETAIL** · **LEISURE**

A new 15 acre mixed use scheme
Units from 4,000 to 120,000 sq.ft.

FOR SALE / TO LET

www.brackley-propdev.co.uk



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PROPERTY DEVELOPMENTS

ELM

BUSINESS PARK

INDUSTRIAL • OFFICE • RETAIL • LEISURE

DESCRIPTION

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

Outline planning consent has been granted for a mixed-use development for a range of employment uses together with café / restaurant uses, with the potential for health care, nursery and leisure.

Phase one of the scheme will comprise industrial and warehouse units and can accommodate buildings ranging in size from 5,000 sqft to 120,000 sqft, subject to occupier requirements.

Buildings are available on a design and build basis and will be tailored to meet occupiers specific requirements, and offered on either leasehold or freehold terms.

PHASE 1:

INDUSTRIAL/ WAREHOUSE **B2/B8** **5,000 - 120,000 sq.ft**

FUTURE PHASES:

OFFICES **B1** **5,000 - 25,000 sq.ft**

RETAIL **A1** **4,000 - 40,000 sq.ft**

LEISURE **D1/D2** **4,000 - 40,000 sq.ft**

*Unit sizes shown are for guidance purposes only.



Easy access to multiple Junctions of M1 and M69



Flexible build
to suit packages



Industrial / Warehouse
units from 5,000 to
120,000 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.

PHASE 1 INDUSTRIAL UNITS

UNIT	SQ FT	SQ M
1	10,300	957
2	10,300	957
3	50,000	4,645
4	8,400	780
5	10,000	929
6	41,500	3,855



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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
East Midlands Airport	25 miles	33 minutes
Birmingham Airport	30.5 miles	37 minutes

TERMS

More detailed information is available upon request.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents.

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A DEVELOPMENT BY



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