

# **BLABY** BUSINESS PARK

LUTTERWORTH ROAD • BLABY • LEICESTER • LE8 4DP

Design & build units available for office, medical and leisure uses\*  
Space Available from 2,500 to 14,165 sq.ft with parking



\* Subject to planning

- Excellent proximity to M1 and M69
- Flexibility in sizes and specification
- Design & Build packages
- 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 2,500 to 14,165 sq.ft. The scheme currently has outline planning consent for offices but due to the recent changes to the Planning Use Classes suitable medical and leisure sector uses may now be accommodated.

The buildings will be fully self-contained, with construction to a high specification and the buildings tailored to individual occupier requirements. General specification will include:

- LED lighting
- Full carpeting
- Kitchenette
- W.C. facilities
- Heating/cooling system.

A generous parking provision will be accommodated with each building.

## TERMS

Available Freehold or Leasehold.

Contact the Joint Agents for quoting terms.



AVAILABLE SIZES	
1A	2,556 sq.ft
1B	4,053 sq.ft
1C	2,500 sq.ft
1D	2,500 sq.ft
1E	2,556 sq.ft
2	Sold

**ADJOINING UNITS CAN BE COMBINED**



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A JOINT DEVELOPMENT BY

**BRACKLEY**  
 PROPERTY DEVELOPMENTS

**GRANGE**  
**COMMERCIAL**  
 DEVELOPMENTS

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