

BLABY BUSINESS PARK

LUTTERWORTH ROAD • BLABY • LEICESTER • LE8 4DP

Industrial & warehouse units from 2,500 to 75,000 sq.ft.
Offices from 2,900 to 21,500 sq.ft. with generous parking



- Excellent proximity to M1 and M69
- Design & Build packages
- 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

PROPOSAL

The comprehensive development to provide Design & Build solutions for industrial, warehouse and office premises in a landscaped setting.

- Industrial & warehouse units from 2,500 to 75,000 sq.ft.
- Office premises from 2,900 to 21,500 sq.ft. with generous parking

All buildings to be constructed to a high specification and tailored to individual occupiers requirements.

PLANNING

Outline Planning Permission granted for industrial, warehouse and offices uses with potential for alternative commercial developments.

TERMS

Contact the joint agents:



SAT NAV: LE8 4DP

INDICATIVE IMAGE



INDICATIVE IMAGE



OFFICE PREMISES	
1A	2,955 sq.ft
1B	4,408 sq.ft
1C	2,901 sq.ft
1D	2,901 sq.ft
1E	2,955 sq.ft
2	6,890 sq.ft
3	6,479 sq.ft

INDUSTRIAL AND WAREHOUSE UNITS			
Unit A1	6,630 sq.ft	Unit B6	4,972 sq.ft
Unit A2	6,587 sq.ft	Unit C1	3,000 sq.ft
Unit A3	6,630 sq.ft	Unit C2	3,000 sq.ft
Unit B1	4,972 sq.ft	Unit C3	2,516 sq.ft
Unit B2	4,940 sq.ft	Unit C4	3,082 sq.ft
Unit B3	4,972 sq.ft	Unit C5	3,082 sq.ft
Unit B4	4,972 sq.ft	Unit C6	5,032 sq.ft
Unit B5	4,940 sq.ft		

ADJOINING UNITS CAN BE COMBINED



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A JOINT DEVELOPMENT BY
BRACKLEY
 PROPERTY DEVELOPMENTS

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