

STONEY STANTON BUSINESS PARK

**COMING
SOON**

HUNCOTE RD | STONEY | STANTON | LEICESTER | LE9 4DJ

5,941 to 28,717 sq ft (552 to 2,668 sq m)

New industrial and warehouse space available

FOR SALE OR TO LET



clowes-stoneystanton.co.uk

Clowes 
DEVELOPMENTS



STONEY STANTON

BUSINESS PARK



LOCATION

Stoney Stanton Business Park provides a great opportunity to purchase or rent superb quality industrial /warehouse space which is to be constructed. Located within moments access of the M69 and Hinckley, the location provides quick access to Junction 21 of the M1 Motorway and Leicester City Centre.

THE DEVELOPMENT

The scheme will offer units from circa 552m² (5,941ft²) to 2,668m² (28,717ft²) available to purchase or let. Adjoining units can be combined to provide larger units, for more information please contact the joint agents.

EPC

EPC A is to be targeted on all of the units.



SPECIFICATION



Minimum height of 4.5m



EV charging point



Full height electric roller shutter door



Clear span internal warehouse



Allocated car parking



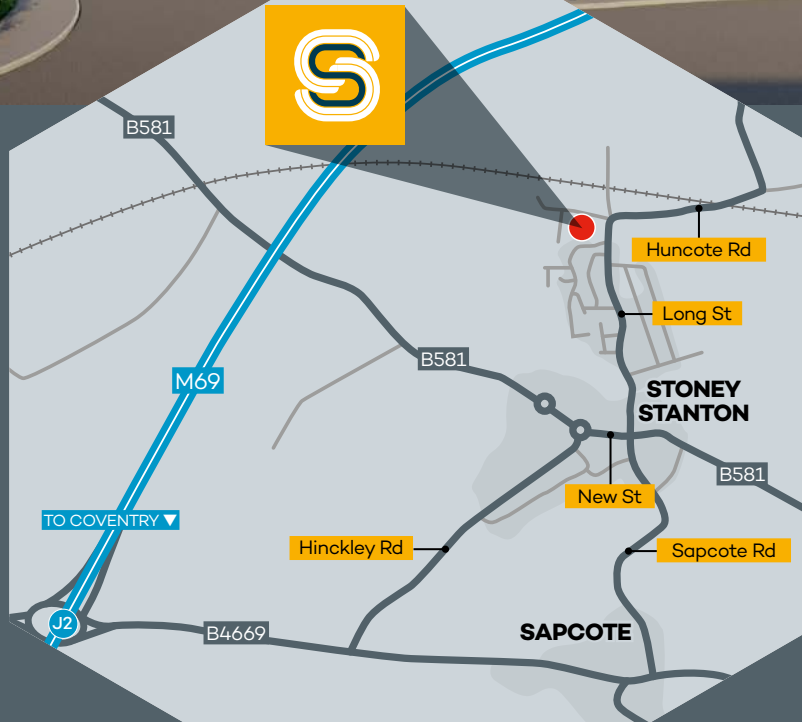
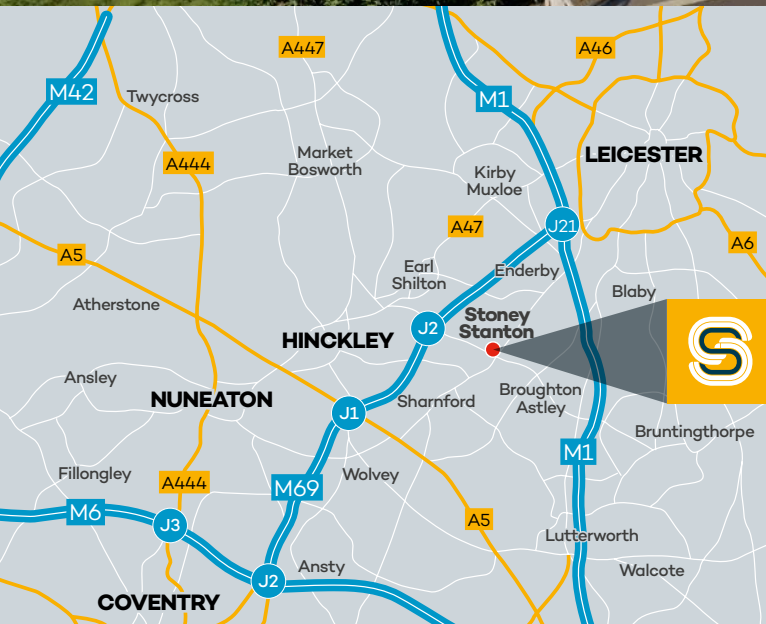
10% natural translucent roof lights

UNIT	SQ FT	SQ M
1	7,620	708
2A	5,952	553
2B	5,941	552
2C	10,591	984
3A	11,958	1,111
3B	16,759	1,557
4A	11,958	1,111
4B	11,958	1,111



INDICATIVE LAYOUT





SERVICE CHARGE

A service charge will be payable by each occupier to provide a proportionate contribution towards the upkeep and maintenance of common areas of the estate.

VAT

VAT will apply.

DRIVE TIMES

	DISTANCE	TIME
J2, M69	3 miles	6 mins
Leicester City Centre	11.5 miles	26 mins
Hinckley	5.8 miles	14 mins
J21, M1	9.8 miles	13 mins
J2, M6	12.7 miles	21 mins

Further Information

Please contact the joint agents:

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