

TUNGSTEN PARK
// NORTH LEICESTER

**DESIGN AND BUILD
DEVELOPMENT OPPORTUNITY**

33,000 - 206,000 SQ FT
FREEHOLD / LEASEHOLD

SUBJECT TO PLANNING

SYSTON ROAD
COSSINGTON
LEICESTER
LE7 4UZ

tungsten.uk.com/northleicester

A Development By

TUNGSTEN
PROPERTIES

// NORTH LEICESTER

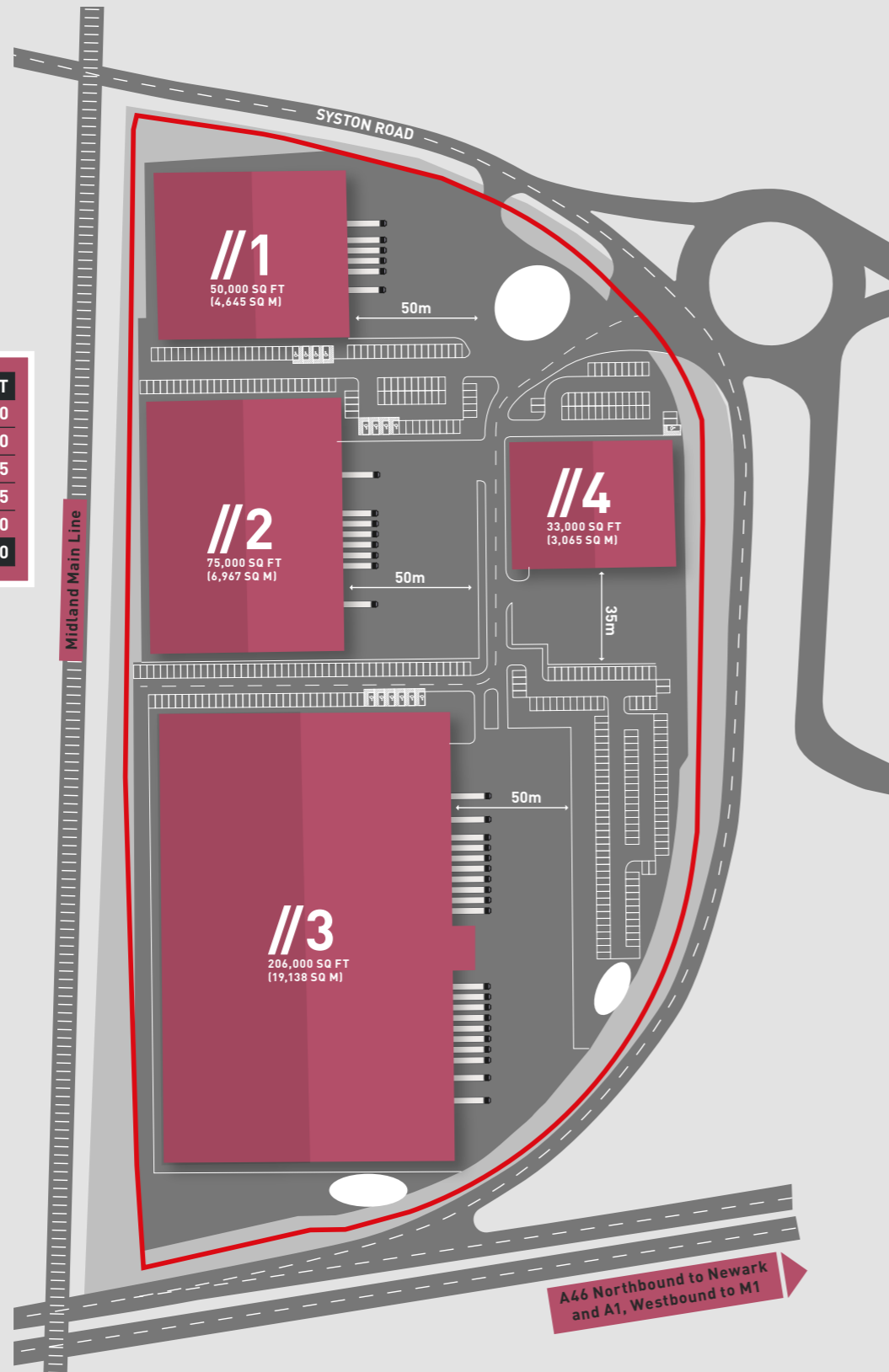
OPERATIONAL FLEXIBILITY

UNIT 1	SQ FT
WAREHOUSE	47,000
OFFICES	3,000
TOTAL GIA	50,000

UNIT 2	SQ FT
WAREHOUSE	71,000
OFFICES	4,000
TOTAL GIA	75,000

UNIT 3	SQ FT
WAREHOUSE	193,000
OFFICES	10,000
CONTROL TOWER GF	1,375
CONTROL TOWER FF	1,275
GATE HOUSE	250
TOTAL GIA	206,000

UNIT 4	SQ FT
WAREHOUSE	30,000
OFFICES	3,000
TOTAL GIA	33,000



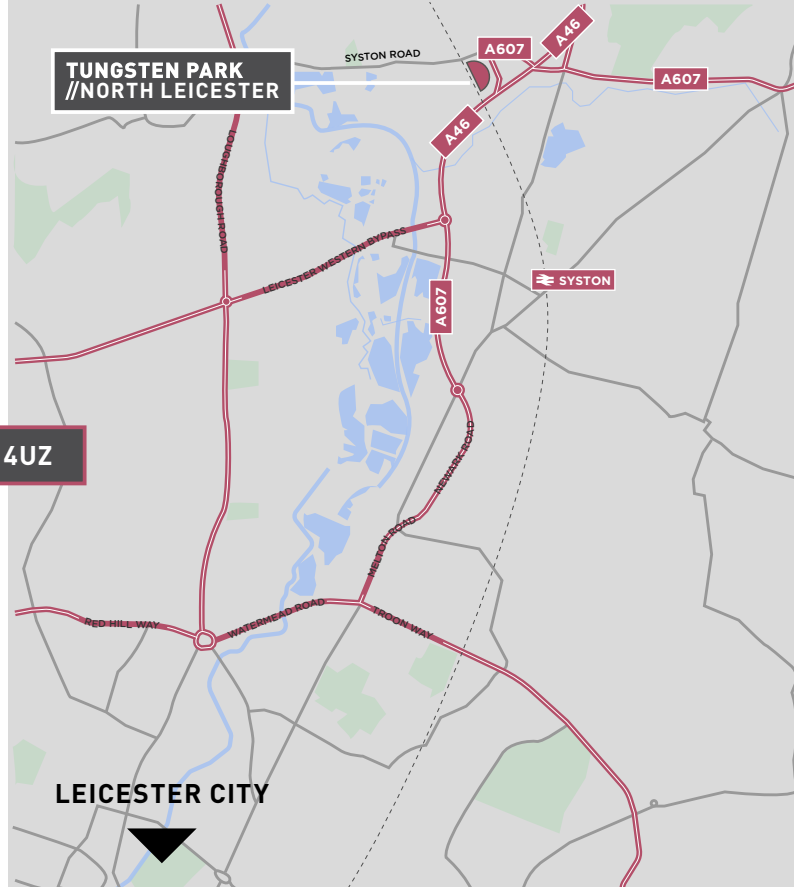
DOCK LEVEL DOORS, LEVEL ACCESS, LOADING YARDS AND EAVES HEIGHT TO INDIVIDUAL DESIGN REQUIREMENTS.



COMPANIES AT THE NEARBY BUSINESS SITE CONSIST OF RH COMMERCIAL VEHICLES, NORTHGATE VEHICLE HIRE, GIANT UK LTD AND MAGMA CHARTERED ACCOUNTANTS



INDICATIVE CGI OF SIMILAR TUNGSTEN SCHEME



A STRATEGIC LOCATION

LOCATED NEXT TO THE CHARNWOOD EDGE BUSINESS PARK, ADJACENT TO THE A46 AND A607, APPROXIMATELY 22 MILES SOUTH OF NOTTINGHAM, 7 MILES NORTH OF LEICESTER AND 9 MILES EAST OF JUNCTION 21A OF THE M1 MOTORWAY. THE PROPERTY IS IDEALLY LINKED WITH THE MAJOR ARTERIAL ROUTES TO ALL OF THE AFOREMENTIONED LOCATIONS WITHIN VERY SHORT DRIVING DISTANCES.



£10.53 - AVERAGE HOURLY WAGE IS 25% LOWER THAN THE NATIONAL AVERAGE



993,000 ECONOMICALLY ACTIVE PEOPLE WORK WITHIN 20KM



9.4% OF LOCAL WORKFORCE EMPLOYED IN TRANSPORT & STORAGE



4.9% OF LOCAL WORKFORCE UNEMPLOYED - HIGHER THAN THE UK AVERAGE

SOURCE: NOMIS

DRIVE TIMES / DISTANCE TO

PLACES	MILES	TIME
M1 J21A	9.1	10 MINS
BIRMINGHAM	49.4	50 MINS
SHEFFIELD	55.6	1 HR 5 MINS
CENTRAL LONDON	108	1 HR 50 MINS

AIRPORTS	MILES	TIME
BIRMINGHAM AIRPORT	43.2	45 MINS
LONDON LUTON	81.5	1 HR 20 MINS
MANCHESTER AIRPORT	101	1 HR 40 MINS
LONDON HEATHROW	110	1 HR 50 MINS

SOURCE: GOOGLE MAPS



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