



WHETSTONE

A FRESH APPROACH
A BUSINESS PARK DESIGNED FOR THE FUTURE

VENTURE BUSINESS PARK, ENDERBY ROAD,
WHETSTONE, LEICESTER, LE8 6EP





Offering a range of
18 business units
from 1,700 sq ft
to 17,027 sq ft

UR NEW SPACE



Designed with local business in mind

At VentURE we develop business parks designed with the needs of the end user in mind. The post-pandemic working world demands something new. Our expertise combined with past experience and an inherently flexible approach, means we are well placed for creating business parks of the futURE.

URspace Whetstone is just that - brand new warehousing and production units alongside our FutUReworks concept units. Combining high quality office space with practical warehousing/industrial suitable for modern occupier requirements. These units give occupiers the opportunity to evolve and grow.

A total of 18 units are on offer at this development, ranging in space from 1,700 sq ft to 17,027 sq ft. 13 are available as warehouse/production units and a further five are FutUReworks. All units and designs can be adapted and/or combined to provide occupiers with the space they require and are available either for sale or lease.



**Five
FutUReworks
units, designed
for the modern
business
needs**

FUTURUREWORKS



Five exciting modern business units with added flexibility

These units give occupiers the opportunity for true flexibility, with options to take space from 1,700 sq ft upwards.

FutUReworks units are new concept, dynamic working spaces with both production and storage areas to allow business flexibility, along with a professional office area for conducting meetings, welcoming visitors and accommodating staff.

E-commerce, trade counter service providers, start-ups, online sellers or businesses with stock or plant equipment will find FutUReworks has a solution for them.

Occupiers can select a high specification office space on the mezzanine should they wish, coupled with practical ground floor production space, accessed by a full height electric loading door. Externally, the units will provide ample parking and loading areas to facilitate deliveries. Internally the office space can be tailored to individual requirements and will provide kitchen and cloakroom facilities.

URspace Whetstone will provide highspeed broadband, three-phase power and gas connections to all units.



UR CHOICE



A collection of **18 units** to suit UR needs

AVAILABLE UNITS				
FUTUREWORKS UNITS	UNIT 1A UNIT 1B UNIT 1C	2,507 ft ²	233 m ²	
		1,850 ft ²	172 m ²	
		1,872 ft ²	174 m ²	
	UNIT 2A UNIT 2B	1,700 ft ²	158 m ²	
		1,700 ft ²	158 m ²	
	BLOCK A	UNIT A1	3,756 ft ²	349 m ²
		UNIT A2	3,745 ft ²	348 m ²
		UNIT A3	3,745 ft ²	348 m ²
		UNIT A4	3,745 ft ²	348 m ²
		UNIT A5	3,756 ft ²	349 m ²
	BLOCK B	UNIT B1	6,060 ft ²	563 m ²
		UNIT B2	2,992 ft ²	278 m ²
		UNIT B3	2,992 ft ²	278 m ²
		UNIT B4	4,531 ft ²	421 m ²
	BLOCK C	UNIT C1	2,873 ft ²	267 m ²
		UNIT C2	1,894 ft ²	176 m ²
		UNIT C3	1,894 ft ²	176 m ²
		UNIT C4	2,873 ft ²	267 m ²
TOTAL AREA		54,485 ft ²	5,063 m ²	



**Tasteful,
modern designs
and stylish
elevations**

CURB APPEAL



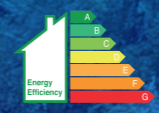
Fronting Enderby Road, a key thoroughfare from the M1 at junction 21, URspace Whetstone is located at the heart of the logistics 'Golden Triangle' and offers excellent access to Leicester and the surrounds.

With a landscape-led approach, URspace will complement its surroundings and blend seamlessly into the local environment. Moreover, its use of modern materials such as timber paneling and expansive glazing ensure the business park is also distinctive and appealing.

UR SPECIFICATION



Energy efficient



EPC within Band A



Minimum height of 4.5m



Full height electric roller shutter door



Clear span space



Allocated car parking



EV charging point



10% Natural translucent roof lights



All mains services



UR PERFECT LOCATION

URspace Whetstone is ideally located close to Leicester's network hub, 2.7 miles from junction 21 of the M1 motorway and the recently upgraded and expanded shopping destination, Fosse Park and 5.9 miles from the city centre.

Enderby Park and Ride and Narborough train station are less than a mile away plus some of the city's most popular residential areas are close at hand making commuting and recruiting the best people a breeze. In fact, everything for the ideal work life balance, for home, work and play are within easy reach.



Easy access to the M1 and M69 motorway

Close to Fosse Park shopping centre

Whetstone Way Cycle Route

Designed for the modern business



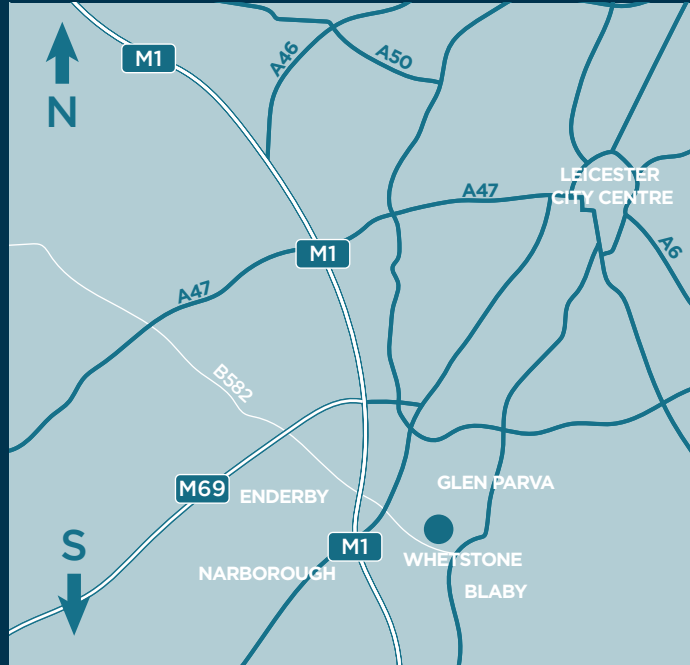
UR FUTURE



URNEXT STEP

URSPACE WHETSTONE

VENTURE BUSINESS PARK, ENDERBY ROAD, WHETSTONE, LEICESTER, LE8 6EP



FROM THE NORTH

Exit M1 at Junction 21.
Take the first exit off the motorway and head south on A5460.
At the roundabout, take fourth exit onto Narborough Road South/B4114 towards Narborough.
Continue for 1.3 miles.
At the roundabout, take the first exit onto Blaby Road/B582.
Continue for 0.7 miles.
URspace Whetstone is on the right, opposite Grange Business Park.

FROM THE SOUTH

Exit M1 at Junction 21
Take the third exit off the motorway and head south on A5460.
At the roundabout, take fourth exit onto Narborough Road South/B4114 towards Narborough.
Continue for 1.3 miles.
At the roundabout, take the first exit onto Blaby Road/B582.
Continue for 0.7 miles.
URspace Whetstone is on the right, opposite Grange Business Park.

FROM LEICESTER CITY CENTRE

Take Narborough Road North/A5460 out of the city towards Fosse Park.
At the roundabout, take second exit onto Narborough Road South/B4114.
Continue for 1.2 miles.
At the roundabout, take the first exit onto Blaby Road/B582.
Continue for 0.7 miles.
URspace Whetstone is on the right, opposite Grange Business Park.

FOR DETAILS CONTACT SELLING AGENT



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