

# ELM BUSINESS PARK

COVENTRY ROAD, BROUGHTON ASTLEY  
LEICESTERSHIRE LE9 6QF

New High Quality Industrial and Warehouse space  
UNIT 4 **8,400 sq.ft.**

FOR SALE / TO LET



[www.brackley-propdev.co.uk](http://www.brackley-propdev.co.uk)



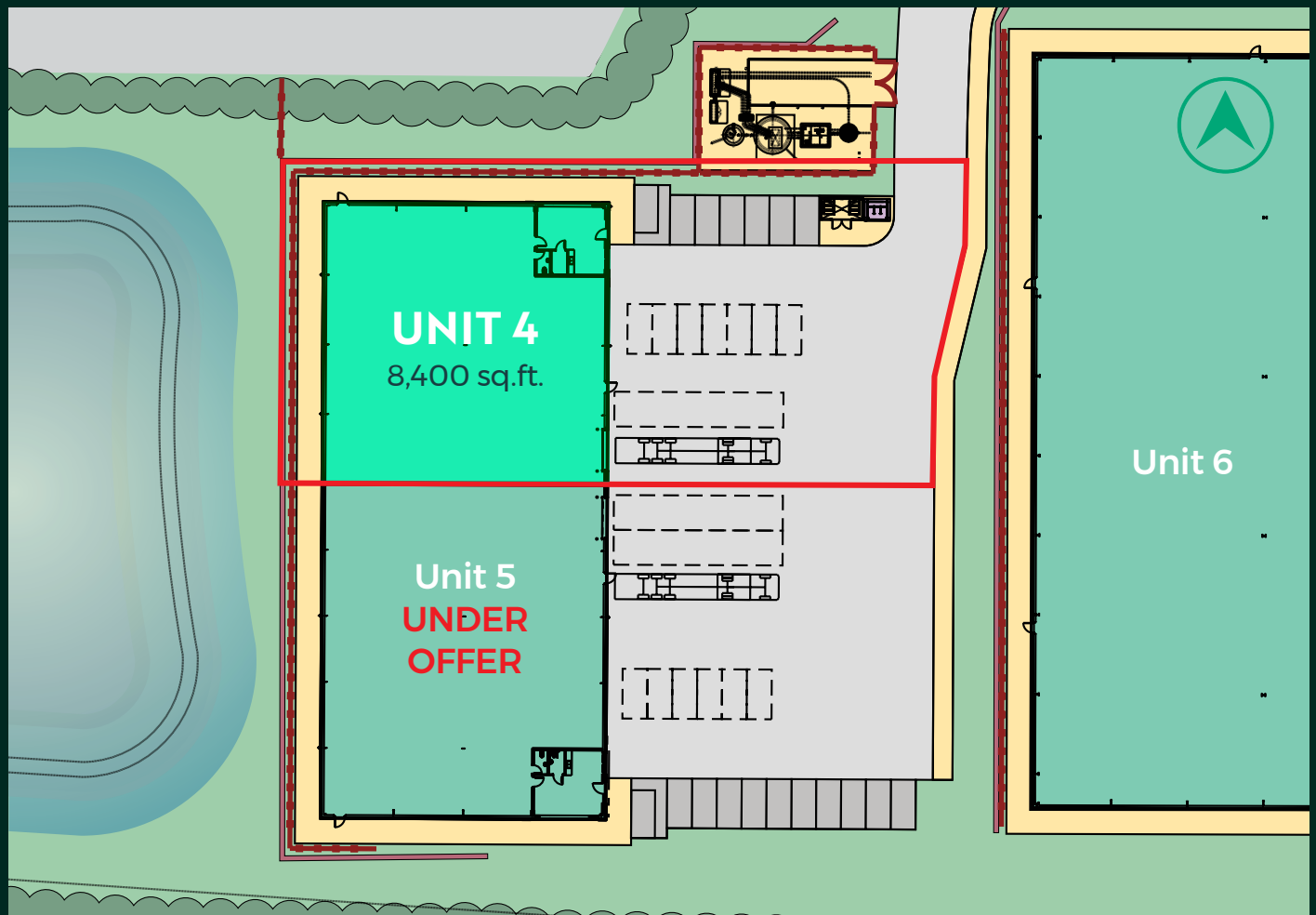
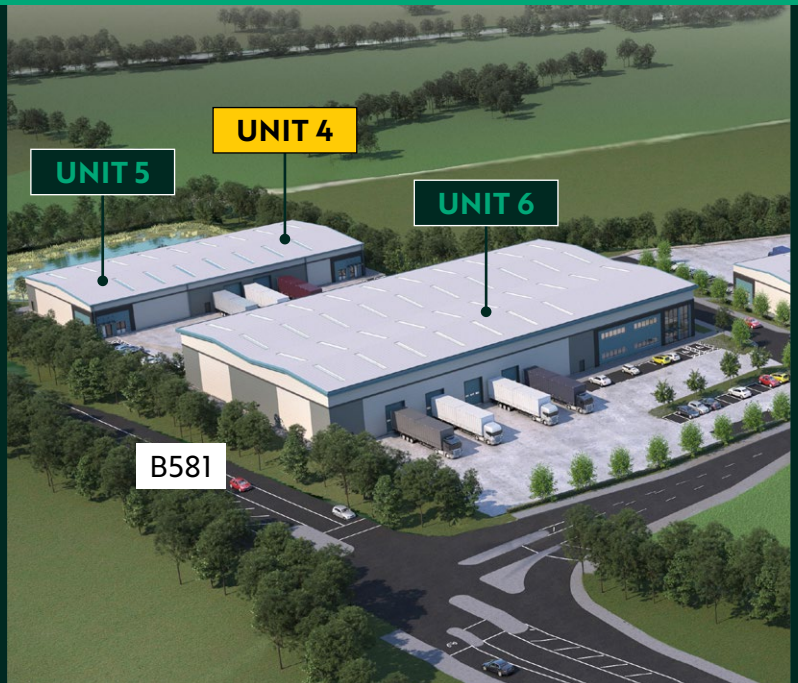
**BRACKLEY**  
PROPERTY DEVELOPMENTS

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## DESCRIPTION

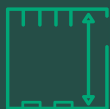
A comprehensive design and build mixed use development on a strategically located and prominent site located in Broughton Astley. Phase One of the scheme will comprise industrial and warehouse units and the planning has been implemented with consent in place.



## SPECIFICATION



7m eaves height



34m minimum yard depth



Good parking allocation



Easy access to M6 / M69 / M1



Delivery within 12 months



Expansion land available

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## LOCATION

Broughton Astley is located approximately 10 miles south of the Leicester city centre and circa 7 miles east of Hinckley.

The development is strategically located on the north side of Broughton Way within close proximity of major road networks and local facilities and amenities in the Broughton Astley centre.

Destination	Miles	Minutes
M1/M69 Junction 21	6	14
M69 Junction 1	6.5	11
M69 Junction 2	3.5	7
M1 Junction 20	8	15
A5	5	9
M6 Junction 2	13	17
East Midlands Airport	25	33
Birmingham Airport	30.5	37

## TERMS

More detailed information is available upon request.

A DEVELOPMENT BY



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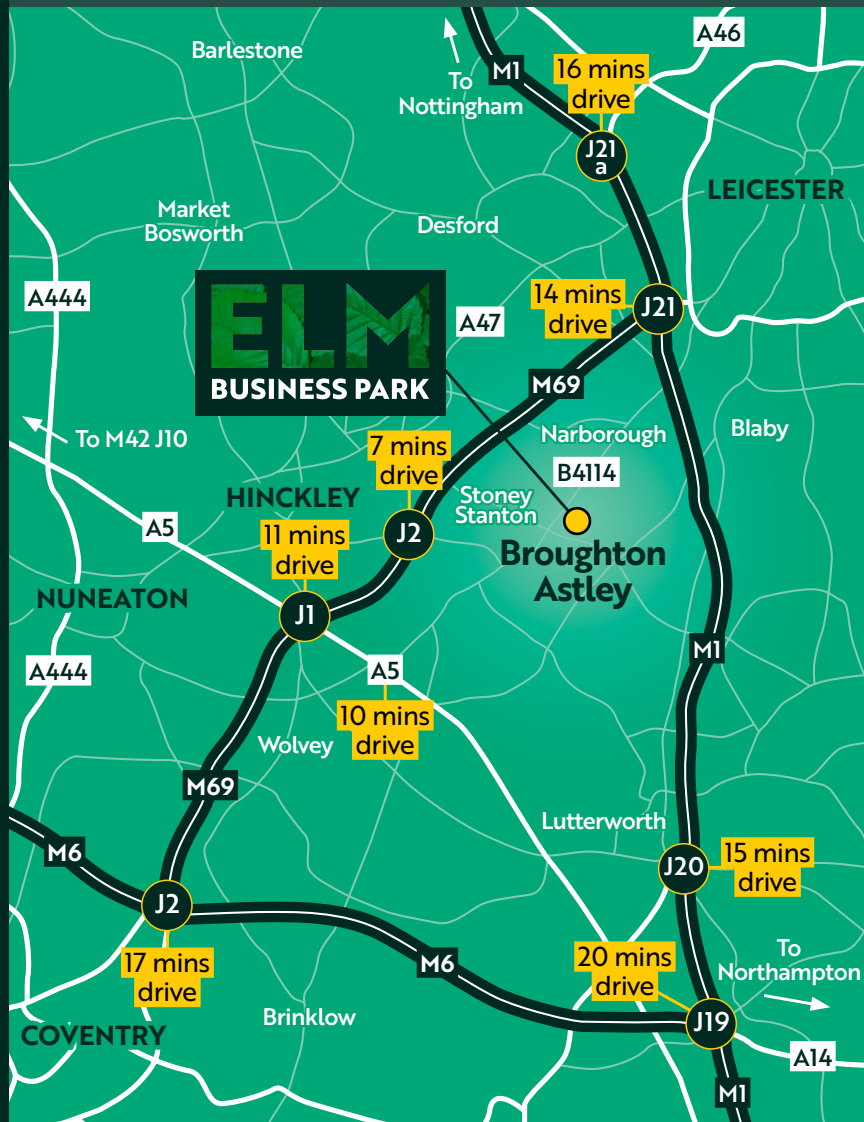
**Stephen Pedrick-Moyle**

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[Click here for Google map link](#)

**what3words link:**  
[dignify.bulge.paint](https://www.what3words.com/dignify.bulge.paint)



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents.

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ASHWELL**

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