



Dodwell Link

TRADE PARK

Industrial/Warehouse/
Trade Counter Units

TO LET

From 4,000 - 22,475 sq ft
(372 - 2,088 sq m)



A5/A47 HINCKLEY



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The site comprises 2 industrial units totalling 50,325 sq ft and a proposed development of 20,000 sq ft of trade counter units on a site of 4.25 acres, of which a 22,475 sq ft unit is available to let immediately.

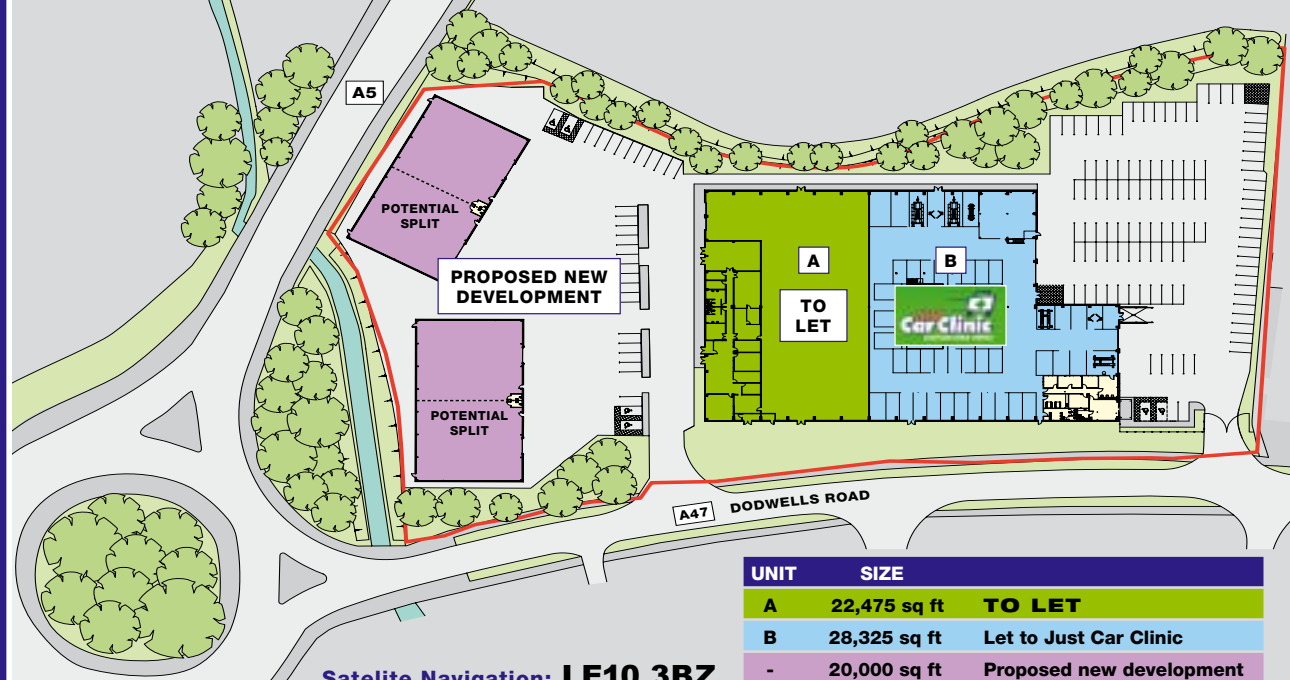
The building is scheduled to undergo an extensive refurbishment programme, which will be undertaken in conjunction with the incoming tenant.

In addition to the existing buildings, there is a further opportunity for an additional 20,000 sq ft of trade counter units subject to appropriate planning permission being granted.



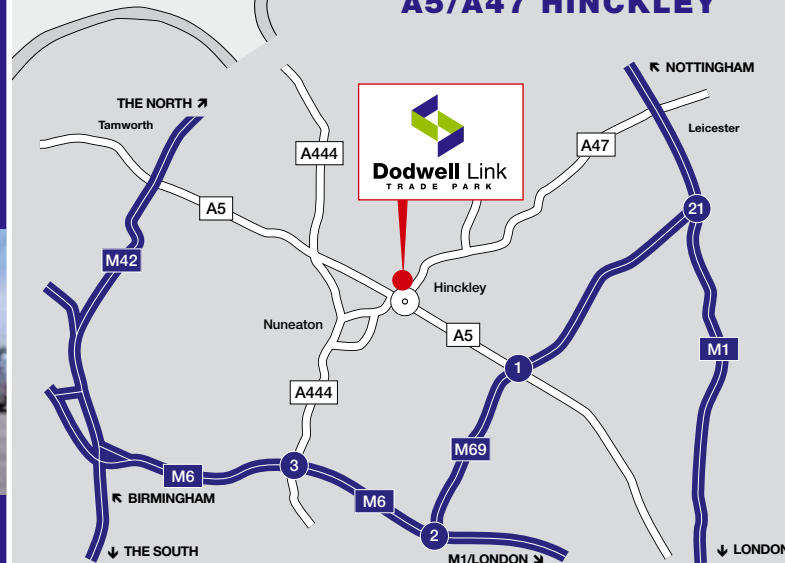
BUILDING A SPECIFICATION

- 5m eaves height
- Steel portal frame
- Good yard with car parking
- Secure site with 2m palisade fencing
- Ancillary offices
- WC facilities
- Ground level loading



UNIT	SIZE	STATUS
A	22,475 sq ft	TO LET
B	28,325 sq ft	Let to Just Car Clinic
-	20,000 sq ft	Proposed new development

Satelite Navigation: **LE10 3BZ**
A5/A47 HINCKLEY



LOCATION

Situated fronting the major traffic island of the A5/A47, Dodwell Link Trade Park affords significant prominence and unrivalled access.

The site provides rapid communication links to the area including the M69, M1 and M6.



Destination	Miles
J1 M69	3
M1	13
M6	10
M42	23
Coventry	15
Birmingham	28

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