



crosslink 6|46 leicester

Rothley Lodge Commercial Park, LE7 7NL



30,000 sq ft
SOLD

63,000 sq ft
SOLD

UNITS FROM
19,000 to
50,000 sq ft

- Instant access to A6 (A46)
- 10 minutes from M1, J21a
- Buy or rent
- Alternative Scheme with units up to 128,000 sq ft

Industrial | Distribution

Design and Build Opportunity from 19,000 sq ft

Buy | Rent

A development by



crosslink646.co.uk



crosslink646leicester

Rothley Lodge Commercial Park

Connectivity

Just minutes from Leicester and Loughborough, **crosslink646leicester** offers instant access to the dualled A6 from the established and successful Rothley Lodge Commercial Park. The scheme is only 24 minutes drive from East Midlands Airport and connects effortlessly to the M1 and other arterial routes.

Delivery

All enabling infrastructure is in place and two units are currently under construction. The final plot has been levelled and prepared for development.

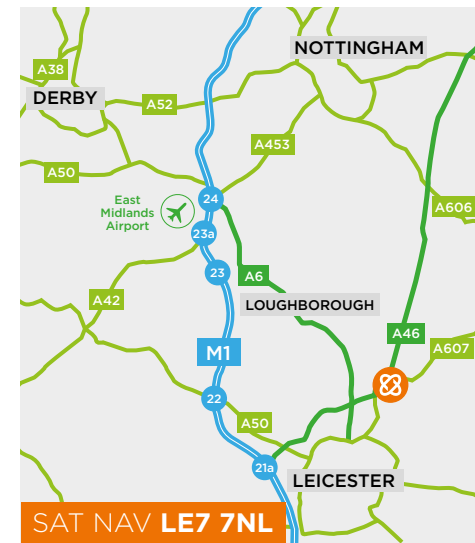
Tenure

Build to suit opportunities are available to either buy or rent.

Price / Rent

On application.

crosslink646.co.uk



Directions

M1 From The South – Exit at 21a, follow signs for A46/Leicester North/ Newark, exit A46 and take the A6 to Loughborough. Rothley Lodge Commercial Park is signed off to the left.

M1 From The North – Exit at J23 and follow the A512 and then the A6004 to the A6. Rothley Lodge Commercial Park is signed off to the right.

Contact

**ANDREW+
ASHWELL**

0116 254 1220
andash.co.uk

MIKE ALLWOOD
mra@andash.co.uk

GEOFF GIBSON
gmg@andash.co.uk



TIM GILBERTSON
tim@fhp.co.uk

CHRIS PROCTOR
chris@fhp.co.uk

A development by



Funded by



These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.