

# TROON PARK

MELTON ROAD • LEICESTER • LE4 7SJ • M1/A46

BUILD TO SUIT OPPORTUNITIES

FOR SALE / TO LET

**INDUSTRIAL/TRADE COUNTER UNITS 3,750 to 60,000 sq ft**  
ON-SITE AMENITIES

A successful location anchored by Sainsbury's superstore

**Sainsbury's**

# TROON PARK

## THE OPPORTUNITY



Troon Park offers a rare industrial warehouse and trade park opportunity, situated in a prime location to the north of Leicester, accessed directly off A607, connecting the A46 to Leicester City Centre.

The site sits immediately adjacent to Sainsbury's superstore and will see the delivery of a family pub/restaurant to the Melton Road frontage.

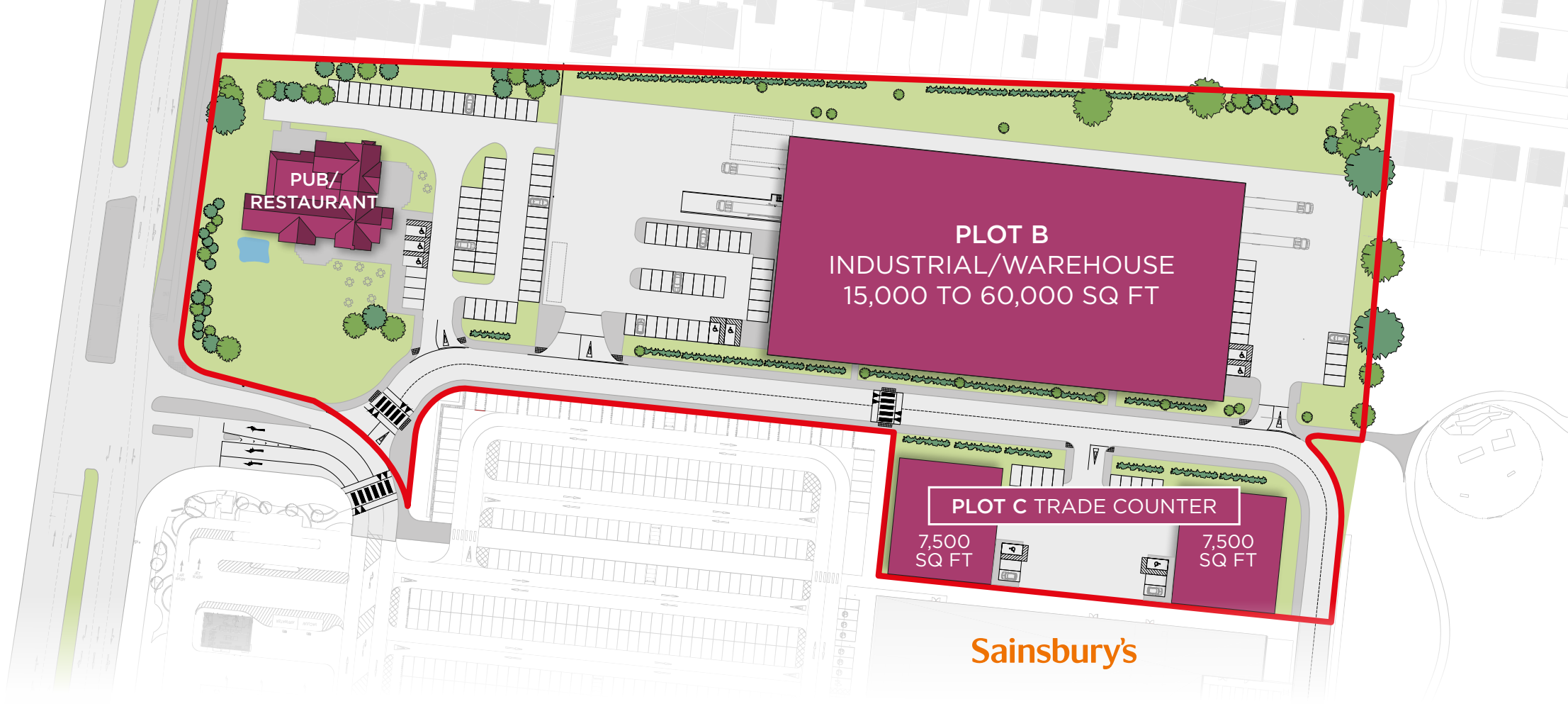
Buildings are available on a design and build basis, with planning consent in place, enabling rapid delivery timescales from 3,750 sq ft to 60,000 sq ft.

## DEMOGRAPHICS

Troon Park is ideally located to access a high potential pool of labour availability with a wide and varied skill set, being situated within the boundaries of Leicester City centre.

DRIVE TIME	10 MINS	20 MINS	30 MINS
POPULATION			
	333,366	650,997	1,186,811
NUMBER OF HOUSEHOLDS			
	131,873	258,326	480,608





Troon Park is able to accommodate requirements from 3,750 sq ft to 60,000 sq ft.

Plot B is allocated for larger units, with the potential to deliver a single building of up to 60,000 sq ft, or split to accommodate buildings from 15,000 sq ft.

To the South of Plot B is Plot C, targeted at trade operators and smaller industrial warehouse occupiers, with units from 3,750 sq ft - 15,000 sq ft.

All unit are available on a design and build basis, with the exact size and specification able to be tailored to meet occupier's requirements.

## SCHEDULE OF ACCOMMODATION

**PLOT B**  
**15,000 to 60,000 sq ft**  
 1,394 to 5,574 sq m

45 car parking spaces  
 4 disabled parking  
 3.53 acres (1.43 hectares)

**PLOT C**  
**3,750 to 15,000 sq ft**  
 348 to 1,394sq m

14 car parking spaces  
 2 disabled parking  
 0.81 acres (0.33 hectares)

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## LOCATION

Troon Park is located in a prime location, directly off the A607 and immediately adjacent to Sainsbury's superstore. The park is located 3.1 miles north of Leicester City Centre and 2.3 miles south of the A46, connecting directly to M1 motorway

Amenities are provided in the adjacent Sainsbury's superstore and the park will see a new family pub/restaurant delivered to the A607 frontage. Thurmaston Retail Park is only a short distance from the Park, as well as Belgrave Road.



DRIVE TIMES	DISTANCE	TIME
Leicester City Centre	3.1 miles	16 mins
Nottingham	24.4 miles	39 mins
Derby	36 miles	59 mins
Coventry	35.7 miles	46 mins
Birmingham	52.4 miles	1 hr 2 mins
Sheffield	67.7 miles	1 hr 44 mins
London	110 miles	2 hr 26 mins

## CONTACT

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