

# Leicestershire COMMERCIAL PROPERTY



PICTURE: 2148980

**WELCOME:** Matt Moore, with Sally Grundy and Chris Page of the Alzheimer's Society

## EXTRA SPACE AND GOOD LOCATION

# New home for charity

Prospects for growth have led a national charity to take business premises at the LE3 business park, in Leicester Forest East.

The Alzheimer's Society, which works to improve the quality of life for people affected by dementia, has moved its office from Humberstone Gate, in the city centre.

It has moved into new 2,198sq ft premises at the business park built by Westleigh Commercial.

Sally Grundy, support services manager, said: "We have spent over 10 years leasing a lodge in the city centre from Age Concern and we felt we should find a new location providing more room and the opportunity for growth."

"Here at LE3 there is a definite sense of space and our new office is peaceful, light and feels particularly safe."

"Having car parking on site is also a major boost as it means staff who had previously had to work from home can now come into the office to hot-desk."

"The development's location

by **MELANIE EDGELL**  
COMMERCIAL PROPERTY WRITER

close to major road routes also means we are really accessible for volunteers and other visitors."

The Alzheimer's Society employs 12 people in area, with up to seven on site at any one time.

It is the second charity to relocate to the office park after Mosaic: Shaping Disabilities Services moved to a bespoke

**"The development's location means we are really accessible for volunteers and other visitors"**

Sally Grundy, support services manager, Alzheimer's Society

5,500sq ft permanent home there last year.

That move followed eight years in temporary accommodation in the city centre.

There is one other new 2,200sq ft office building at LE3 available on a freehold or leasehold basis, with designated car

parking provision. Several other tailor-made or off the peg opportunities are available.

Matt Moore, property director at Westleigh, of Whetstone, said: "We are delighted to welcome the Alzheimer's Society to its new office at LE3."

"The development is answering the call from companies looking for a new-build office of their own or who wish to expand."

"The opportunities on offer here allow them to stay in the area while also attracting companies to the region, which we hope will help it to become a key commercial centre for the future."

Chris Page, from property agent Innes England, who acted on behalf of Westleigh, said: "LE3 is an important development for businesses which wish to relocate to new office accommodation and benefit from its excellent proximity to the M1."

"Looking further afield, the outlook for the region's commercial property market is increasingly positive, with a rise in the level of inquiries for office and industrial space compared to recent times."

## Hosiery business has moved to the county

A **HOSIERY** business has moved from Leicester to a bigger site in the county.

Tejay Sportswear, a family-run business which has been operating in Leicester for 25 years, has taken a five-year lease at unit A in Mortimer Road on Fosse Way Industrial Estate, Narborough after moving from its former premises in Grace Road, Aylestone.

Terry Smith, owner of Tejay, said: "Tejay has been at the forefront of the evolution of sport socks worn by football, rugby and hockey players across the world."

"We are extremely proud of our British manufacturing roots and our Leicester base."

"I had been hoping to find larger and better quality premises in the area for some time and this new site will offer us the opportunity for expansion and

efficient manufacturing to benefit both employees and clients alike."

The property deal was secured by Peter Doleman, director at the Leicester office of Innes England, which acted on behalf of Hampton Trust Investment Properties.

He said: "We were delighted to secure such a good quality occupier as Tejay to the premises. It is also pleasing to see a business in the textile trade doing so well, which has historically been such a large and important part of Leicester's manufacturing base."

"The industrial premises, extending to some 23,000 sq ft, are located on the Fosse Way Industrial Estate which has remained popular due to its close proximity to the M1/M69 interchange."

"Tejay will share the estate



**AGENT:** Peter Doleman

with other prominent names such as Translink Express, Pinnacle Freight and Wigston Couriers.

"When fully let this will be a solid result against the current economic backdrop."

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