

Zorro

ASHBY DE LA ZOUCH ■ LEICESTERSHIRE ■ LE65 1JR

CANMOOR



# New Warehouse / Industrial Unit 237,565 sq ft (22,070 sq m) **TO LET**

**IMMEDIATELY AVAILABLE**

- Adjacent to A42 Junction 13
- 24/7 hours of operation
- B1c, B2 and B8 uses
- 12m clear internal height
- Up to 74m deep yard
- 171 car parking spaces

## ASHBY DE LA ZOUCH



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**ZORRO** is a new warehouse/industrial building of steel portal frame construction with profiled sheet cladding adjacent to Junction 13 of the A42 (M42) which benefits from the following:

#### **WAREHOUSE**

- 18 dock loading doors
- 2 level access doors
- 50kN/m<sup>2</sup> floor loading
- Up to 74m deep gated yard
- 171 car parking spaces
- 12% rooflights to warehouse
- 12m clear internal height
- High quality landscaping
- 1 MVA of power
- Staff welfare block

#### **OFFICES**

- Suspended ceilings
- LED lighting
- Raised floors
- Fully carpeted
- Comfort cooled

#### **TERM**

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

#### **RATEABLE VALUE**

Upon request

#### **EPC**

A (23)

# ASHBY DE LA ZOUCH



12M CLEAR  
INTERNAL HEIGHT



18 DOCK LEVEL  
LOADING DOORS



HIGH QUALITY  
OFFICES



FLOOR LOADING  
50kN/M<sup>2</sup>



UP TO  
74M DEEP  
YARD



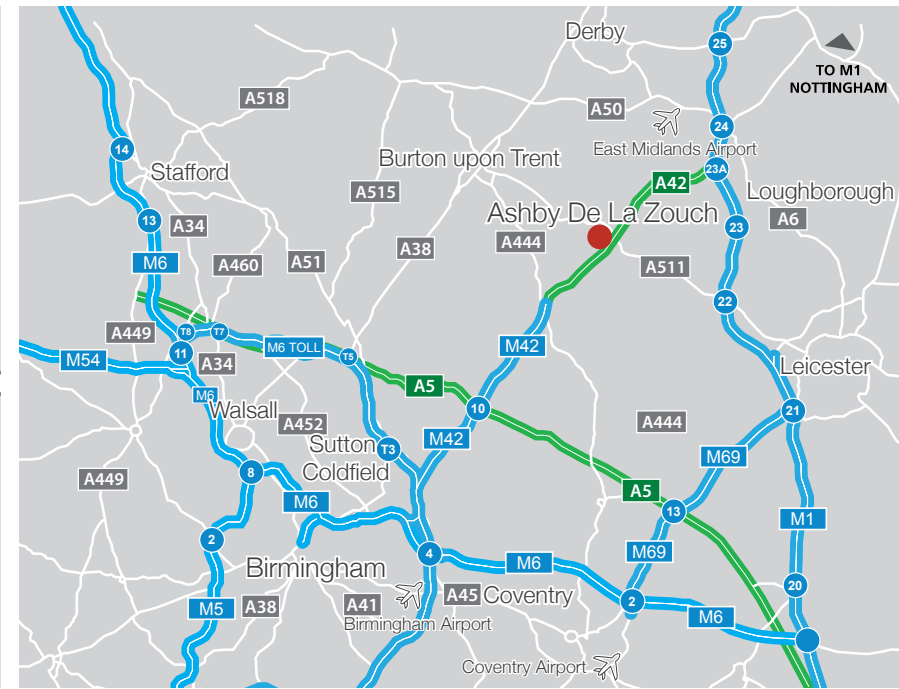
171 CAR  
PARKING SPACES

## ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	213,715	19,854
Reception, 1st & 2nd Floor Offices	23,850	2,216
<b>Total</b>	<b>237,565</b>	<b>22,070</b>

## LOCATION

Ashby de la Zouch is located within the heart of Leicestershire and the East Midlands. Zorro benefits from excellent transport communications being adjacent to Junction 13 of the A42 dual carriageway (M42) which provides direct access to Junction 23a of the M1 motorway (9.5 miles to the north) and Junction 4 of the M6 motorway (24 miles to the south). East Midlands Airport, (the largest air freight airport after Heathrow) is 9 miles to the north east.



## COMMUNICATIONS

### JUNCTIONS

A42 (M42) - Junction 13	0.4 miles
M1 - Junction 23a	9.5 miles
M6 - Junction 4	24 miles

### CITIES & TOWNS

Loughborough	12 miles
Derby	15 miles
Leicester	17 miles

### AIRPORTS

East Midlands Airport	9 miles
Birmingham Airport	28 miles
Coventry Airport	39 miles

## FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through the sole joint agents.



024 7663 6888

**Robert Rae**  
robert.rae@avisonyoung.com

**Rob Watts**  
rob.watts@avisonyoung.com



**Melissa Wase-Rogers**  
melissa.wase-rogers@cbre.com

**Greg Dalton**  
gregory.dalton@cbre.com



**Carl Durrant**  
carl.durrant@eu.jll.com

**Steven Jagers**  
steven.jagers@eu.jll.com