

zorro

ASHBY DE LA ZOUCH ■ LEICESTERSHIRE ■ LE65 1NU

CANMOOR



New Industrial / Warehouse Unit **234,760 sq ft (21,810 sq m)** **TO LET / COMPLETION Q1 2018**

- Adjacent to A42 Junction 13
- B1c, B2 and B8 uses
- 50m plus yard
- Established distribution location
- 12m clear internal height
- 171 car parking spaces

ASHBY DE LA ZOUCH

LOCATION

Ashby de la Zouch is located within the heart of Leicestershire and the East Midlands. It 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).

DESCRIPTION

Ashby Park is a well-established 43 acre business park at the entrance to Ashby. Major warehouse / industrial occupiers in the area include United Biscuits, Howard Tenens, Siemens, Teleperformance and CEVA Logistics.



SPECIFICATION

- 50m plus gated yard
- 12m clear height
- High quality landscaping
- 171 car parking spaces
- 2 level access doors
- 18 dock loading doors
- 50kN/m² floor loading
- Warehouse roof lights

OFFICES

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

ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	212,750	19,765
Offices	22,010	2,045
Total	234,760	21,810



FURTHER INFORMATION



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