

zorro

ASHBY DE LA ZOUCH ■ LEICESTERSHIRE ■ LE65 1NU

CANMOOR



Industrial / Warehouse development opportunity up to **235,000 sq ft (21,832 sq m)**

- Adjacent to A42 Junction 13
- Established distribution location
- B1c, B2 and B8 uses
- 12m clear internal height

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.

SAT NAV
LE65 1NU



SPECIFICATION

- 50m plus gated yard
- 12m clear height
- High quality landscaping
- 171 car parking spaces
- 6 level access doors
- 18 dock loading doors
- 50kN/m² floor loading
- Suspended ceilings
- LED lighting
- Raised floors
- Carpeted offices



FURTHER INFORMATION

For further information please contact the joint agents.



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