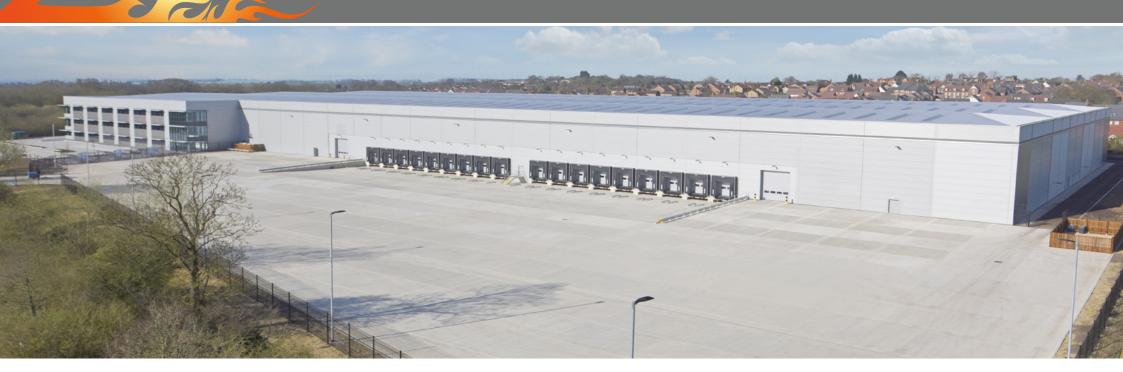
zorro

ASHBY-DE-LA-ZOUCH LEICESTERSHIRE 📕 LE65 1JR





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

IMMEDIATELY AVAILABLE

- Adjacent to A42 Junction 13
- Up to 74m deep yard
- 12m clear internal height
- 1 MVA of power
- 31,561 pallet spaces
- 171 car parking spaces

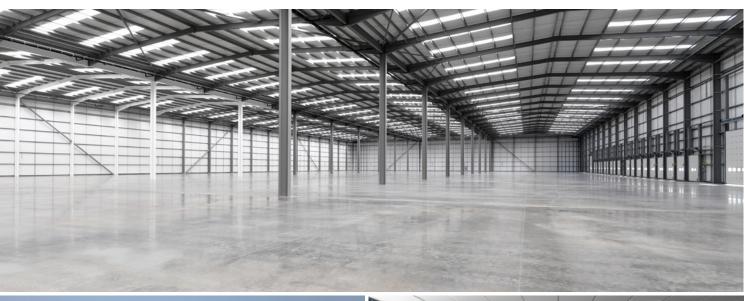
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www.canmoor-ashby.com

zorro

ASHBY-DE-LA-ZOUCH ____LEICESTERSHIRE _ LE65 1JR

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:





ASHBY-DE-LA-ZOUCH

WAREHOUSE

- 18 dock loading doors
- 2 level access doors
- 50kN/m² 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	EPC
Upon request	A (23)







	JUL	
Warehouse	213,715	19,854
Reception, 1st & 2nd Floor Offices	23,850	2,216
Total	237,565	22,070

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ASHBY-DE-LA-ZOUCH LEICESTERSHIRE LE65 1JR



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.

ROAD

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
Nottingham	22 miles
Birmingham	31 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.



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