

zorro

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

CANMOOR



# 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

# ASHBY-DE-LA-ZOUCH

**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



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



UP TO  
74M DEEP  
YARD



171 CAR  
PARKING  
SPACES



1 MVA  
POWER



31,561 PALLET  
SPACES



WELFARE  
BLOCK

## 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.

## 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.

## LABOUR SUPPLY

Within a 45 minute drive time:

**64.2%**

The working age population is higher than the GB average of 63.7%

**9.2%**

There is a higher rate of process, plant and machine operatives than the GB average of 7.3%

## POPULATION STATISTICS

HGV drive time from the site:

**3hrs**

Access to 58.2% of the GB population (2018)



The population is expected to grow by 2.9% (2023) and 5.3% (2028); higher than the GB average



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