

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



ZORRO is a new warehouse / industrial unit 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/m2 floor loading
- Up to 74m 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)



12M CLEAR INTERNAL HEIGHT



18 DOCK LEVEL LOADING DOORS



HIGH QUALITY OFFICES



FLOOR LOADING 50kN/M²



UP TO 74M DEEP YARD



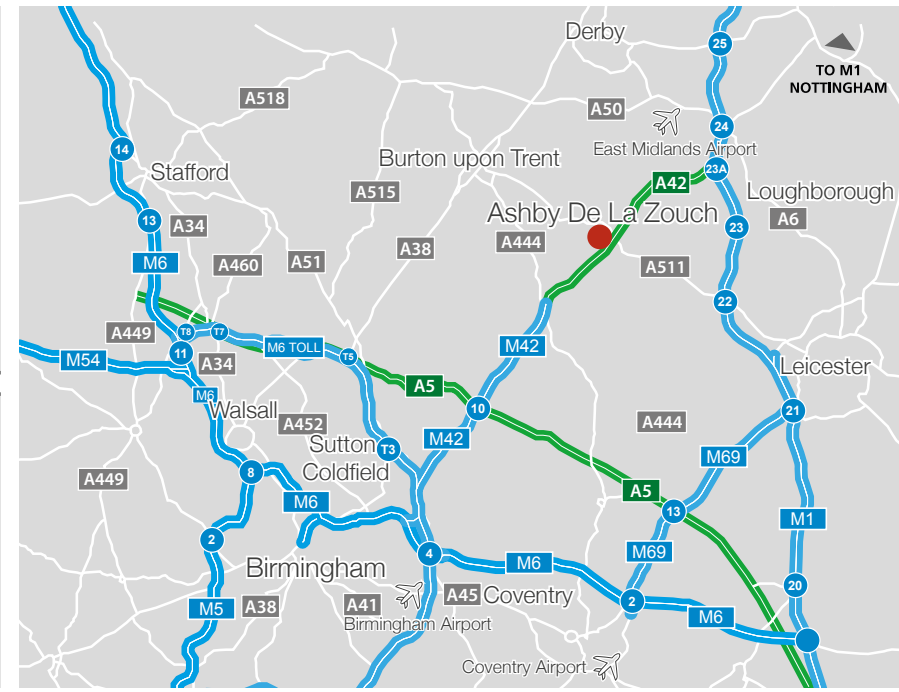
171 CAR PARKING SPACES

ACCOMMODATION (GIA)

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

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.

Robert Rae
robert.rae@avisonyoung.com

Rob Watts
rob.watts@avisonyoung.com

Stuart Mair
stuart.mair@cbre.com

Greg Dalton
gregory.dalton@cbre.com

Carl Durrant
carl.durrant@eu.jll.com

Steven Jagers
steven.jagers@eu.jll.com