

277,475 SQ FT · FULLY FITTED
DISTRIBUTION / WAREHOUSE UNIT
AVAILABLE TO LET

OPTIMUS
M1 J21A • LEICESTER



OPTIMUM LOCATION

Optimus Point is prominently located directly off J21a of the M1 Motorway giving immediate access to the national motorway network.



Samworth Brothers

GXO

GEARY'S
BAKERY

EVERARDS

MATTEL

277

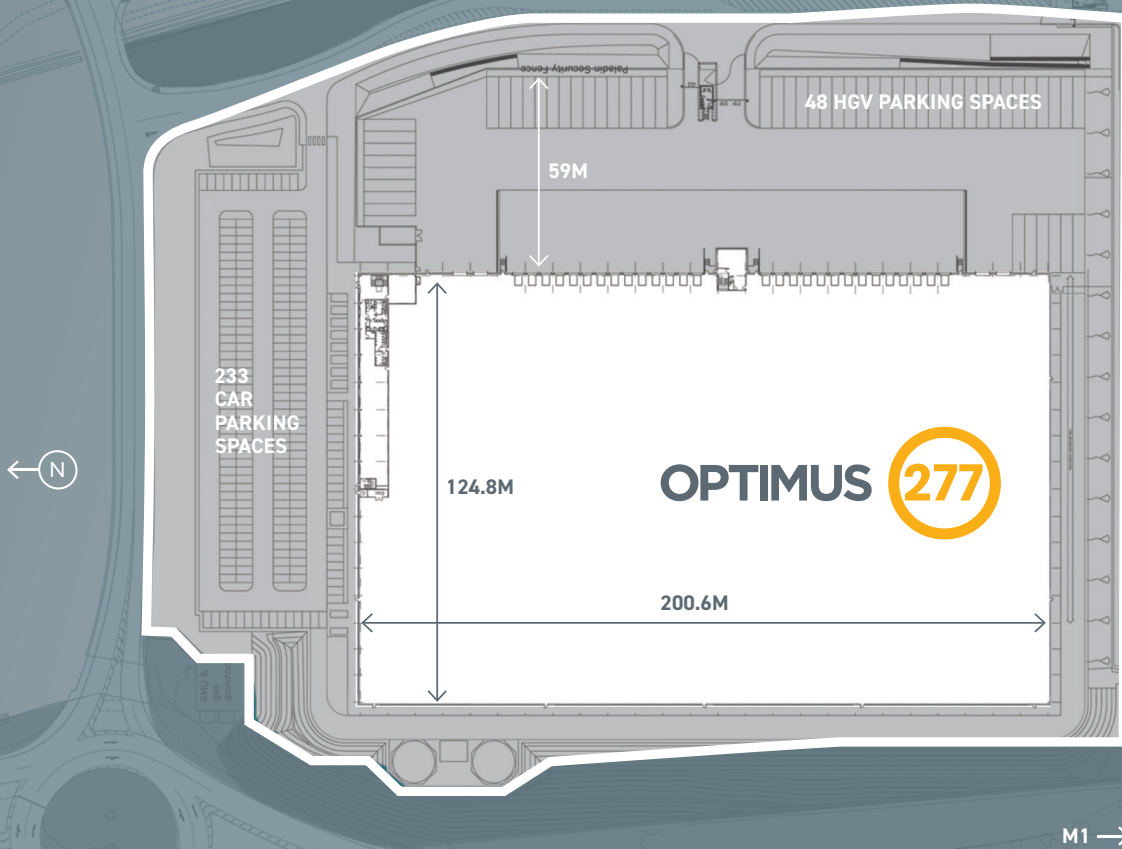
B5380

KIRBY ROAD

A46

M1

SARSTEDT



Now available for occupation at Optimus Point Leicester. This high profile unit has a great specification achieving a BREEM 'Very Good' standard and an EPC A rating.



Unit benefits from:

- Security Gatehouse
- 59 metre secure yard
- Generous car and lorry parking
- 12.5m clear height
- 50 kN/sq m floor loading
- Sprinklers
- Warehouse WC
- Canteen



OPTIMUM SPECIFICATION

| | |
|--------------|----------------------|
| Warehouse | 262,494 sq ft |
| Office | 12,670 sq ft |
| Hub office | 2,097 sq ft |
| Gatehouse | 214 sq ft |
| Total | 277,475 sq ft |

| | |
|---------------------|------------|
| Eaves height | 12.5m |
| Dock level doors | 28 |
| Surface level doors | 4 |
| Floor loading | 50 kN/sq m |
| Car parking spaces | 233 |
| HGV parking spaces | 48 |
| Yard depth | 59m |





optimus277.co.uk

DISTANCE AND DRIVE TIMES

| Town | Distance miles | Time minutes |
|-------------|----------------|--------------|
| Coventry | 25 | 30 |
| Nottingham | 31 | 33 |
| Derby | 32 | 32 |
| Northampton | 38 | 37 |
| Birmingham | 44 | 42 |
| London | 103 | 97 |

| Airport | Distance miles | Time minutes |
|---------------|----------------|--------------|
| East Midlands | 17 | 21 |
| Birmingham | 37 | 37 |
| Luton | 73 | 72 |
| Heathrow | 103 | 99 |

| Port | Distance miles | Time minutes |
|-------------|----------------|--------------|
| Immingham | 93 | 108 |
| Southampton | 143 | 130 |
| Felixstowe | 149 | 129 |



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CUSHMAN & WAKEFIELD
01604 232 555

AVISON YOUNG
024 7663 6888

Tom Kimbell
tom.kimbell@cushwake.com
07920 005 471

David Tew
david.tew@avisonyoung.com
07920 005 081

James Harrison
james.harrison@cushwake.com
07775 905 415

Robert Rae
robert.rae@avisonyoung.com
07860 398 744



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