

# **AVAILABLE NOW**

# UNIT 3

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SIZE	225,450 sq ft
EAVES HEIGHT	18M
PALLET RACKING	30,992 SPACES
FLOOR LOADING	50 kN/m²
LEVEL ACCESS DOORS	5
DOCK LEVEL DOORS	5
POWER	1250 KVA & 1250 KVA
GAS	YES
	EAVES HEIGHT  PALLET RACKING  FLOOR LOADING  LEVEL ACCESS DOORS  DOCK LEVEL DOORS  POWER

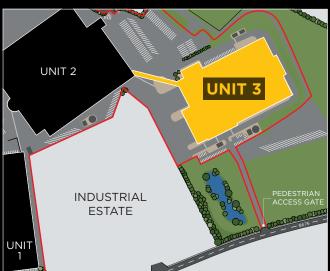
- Fully sprinklered with dedicated tank and pump house.
- Automated warehouse with APRS (Automatic Putaway and Retrieval System).
- Temperature controlled storage between 4 20 degrees.
- First floor of 28,000 sq ft.
- Two offices spaces comprising of 2,356 sq ft and 6,855 sq ft.
- Interconnected to Unit 2 via automated link bridge and palletised goods conveyor system.
- Potential additional pallet spaces in excess of current configuration 1,664 pallets subject to survey.



**NEW** 

RING ROAD OPENING





## UNIT 3 222,450 SQ FT AVAILABLE NOW

### **CONTACT THE AGENTS**



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WELL AS NATIONALLY.

There will be a new £68.2m North and East Distributor Road where construction commenced around the town in 2023 will further serve to enhance the local transport links with the planned route set to border the EMDH.

SOURCE: LEICESTERSHIRE COUNTY COUNCIL





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