

UNIT 16

# ASHBY PARK

COALFIELD WAY | ASHBY-DE-LA-ZOUCH | LEICESTERSHIRE | LE65 1JF

On the instructions of:



**FULLY REFURBISHED  
AVAILABLE NOW**



**TO LET**

**HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT 58,468 sq ft (5,432 sq m)**

# Strategically located at the heart of the 'Golden Triangle' in the East Midlands

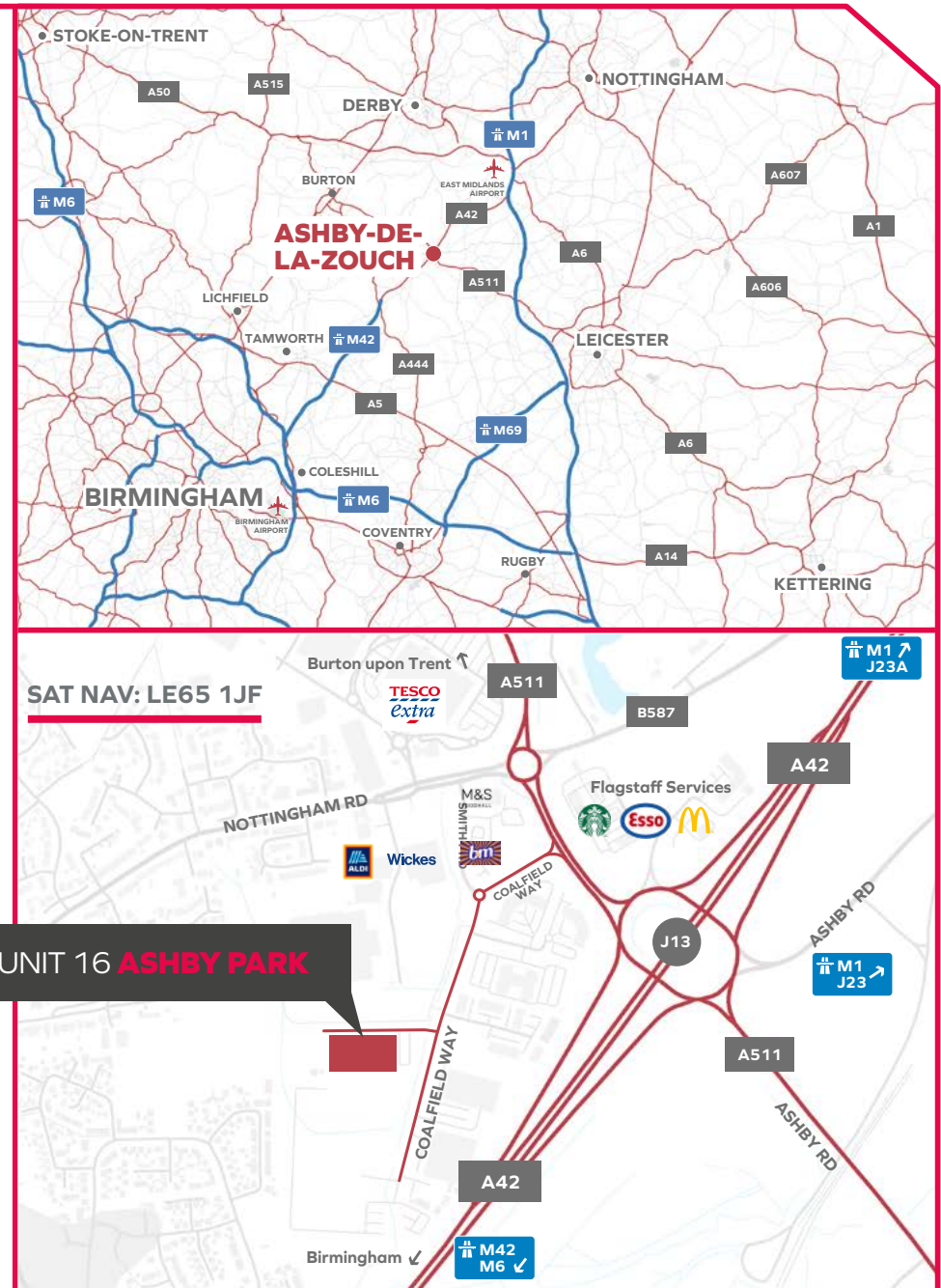
## LOCATION

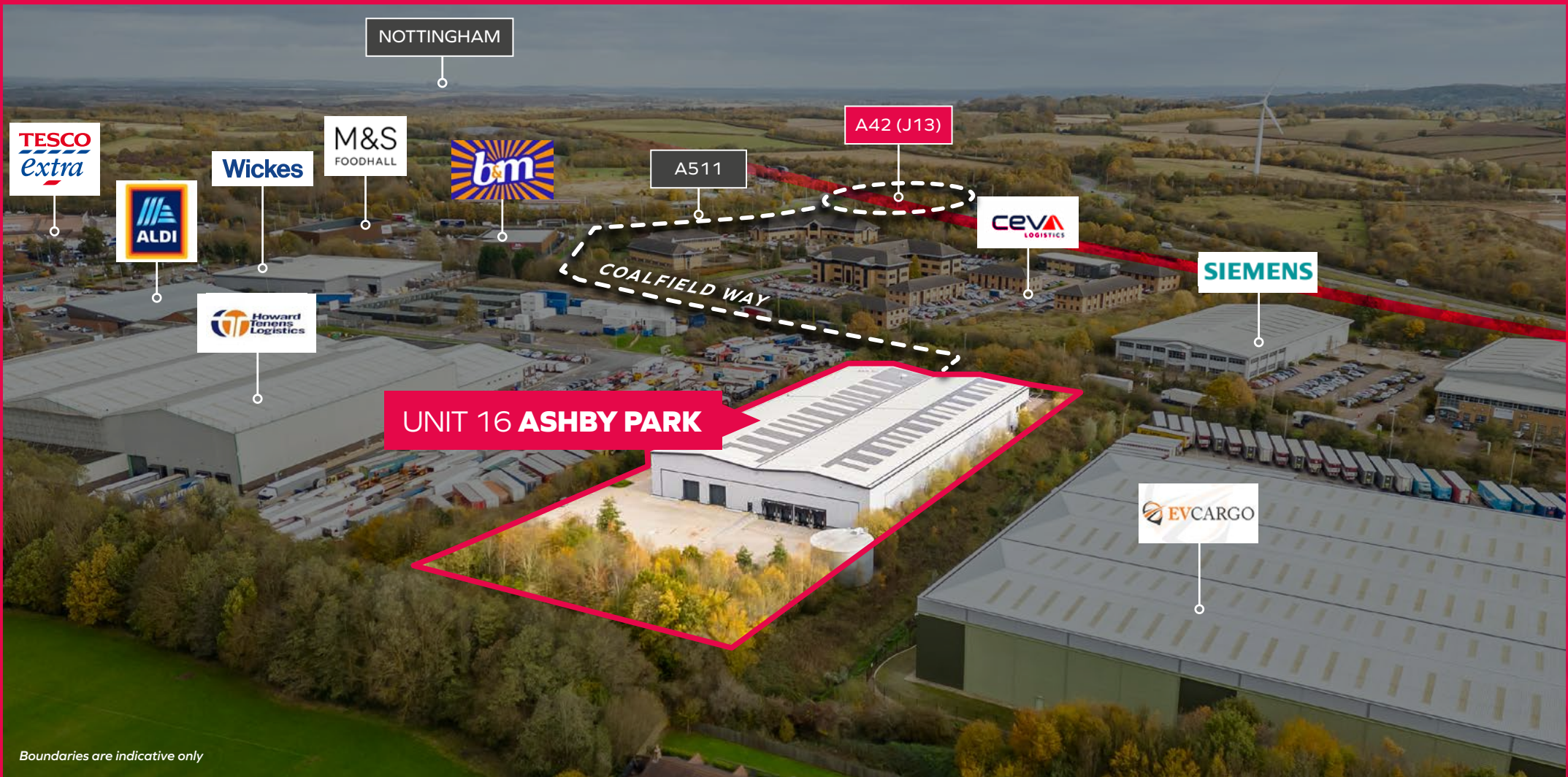
Ashby-de-la-Zouch is located in the heart of the 'Golden Triangle' in the East Midlands. The property benefits from excellent transport communications being adjacent to Junction 13 of the A42 dual carriageway (M42), which provides direct access to Junction 23a of the M1 Motorway (9.5 miles to the north) and Junction 4 of the M6 Motorway (24 miles to the south).

## SITUATION

The property is situated in Ashby Park, located on Coalfield Way only ½ mile from Junction 13 of the A42. Ashby Park is an established Business Park on the east of Ashby-de-la-Zouch and ½ mile from the town centre. The immediate proximity is surrounded by other businesses including EV Cargo, Siemens, AF International, Howard Tenens, McVitie's, HV Wentworth Group and CEVA Logistics.

The property is well served with amenities in close proximity, including Nottingham Road Retail Park and Flagstaff Services. Nearby amenities include Tesco Extra, M&S Foodhall, B&M, Aldi, KFC, McDonald's and Starbucks. All of which are within a mile of Ashby Park.





**UNIT 16 ASHBY PARK**

Boundaries are indicative only

ROAD	MILES	MINS
A42 (Junction 13)	0.5	2
M42 (Junction 11)	7	10
M1 (Junction 23A)	9	10
A38	10	18
M69 (Junction 1)	21	30
M6 Toll	22	22
M6 (Junction 4)	24	30

AIRPORTS	MILES	MINS
East Midlands Airport	10	14
Birmingham International Airport	27	28
Luton Airport	83	90
Heathrow Airport	128	110

RAIL FREIGHT	MILES	MINS
Castle Donington (EMG SRFI)	11	16
Birch Coppice Rail Freight Terminal	16	22
Hams Hall Rail Freight Terminal	22	27
Daventry (DIRFT)	35	42

Source: Google Maps

## ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	4,652.34	50,078
Ground Floor Offices and Welfare Space	480	5,167
First Floor Offices	299.46	3,223
<b>TOTAL</b>	<b>5,431.80</b>	<b>58,468</b>

## PLANNING

The property benefits from Class E(g), B2 and B8.

## EPC

Following the extensive refurbishment of the property, the building now achieves an EPC Rating of A10. A copy of the certificate is available upon request.



## RATEABLE VALUE

The current rateable value for the property is £452,500 based on the 2023 listing. Interested parties should make their own enquiries.

## TERMS

The building is available on a leasehold basis for a term to be agreed.

# SPECIFICATION



MINIMUM 9.5M  
EAVES HEIGHT



STAFF WELFARE BLOCK (INCLUDING  
CANTEEN, LOCKER ROOMS AND WCS)



GRADE A OFFICE  
ACCOMMODATION



100 CAR PARKING SPACES,  
AND EV CHARGING



400 KVA  
OF POWER



SPRINKLERS & LED  
LIGHTING TO THE  
WAREHOUSE



EXTENSIVE ROOF  
MOUNTED SOLAR  
PV ARRAY




4 DOCK LEVEL  
LOADING DOORS



2 LEVEL ACCESS  
DOORS



MINIMUM YARD  
DEPTH OF 40M



A42 (M)

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## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents.

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