

Optimus 95 Leicester

Optimus Point
Leicester
LE3 8DX

95,000 sq ft

- M1 J21A – Immediate Motorway Access
- Build to suit – Fast Track Delivery
- New Distribution Warehouse
- Strong Labour Pool
- Highly Sustainable



www.optimus95.co.uk



Optimus Point is one of the Midlands premier industrial and distribution parks situated in the heart of the 'golden triangle' allowing access to 90% of the UK's population within a 4 hour HGV drive time.

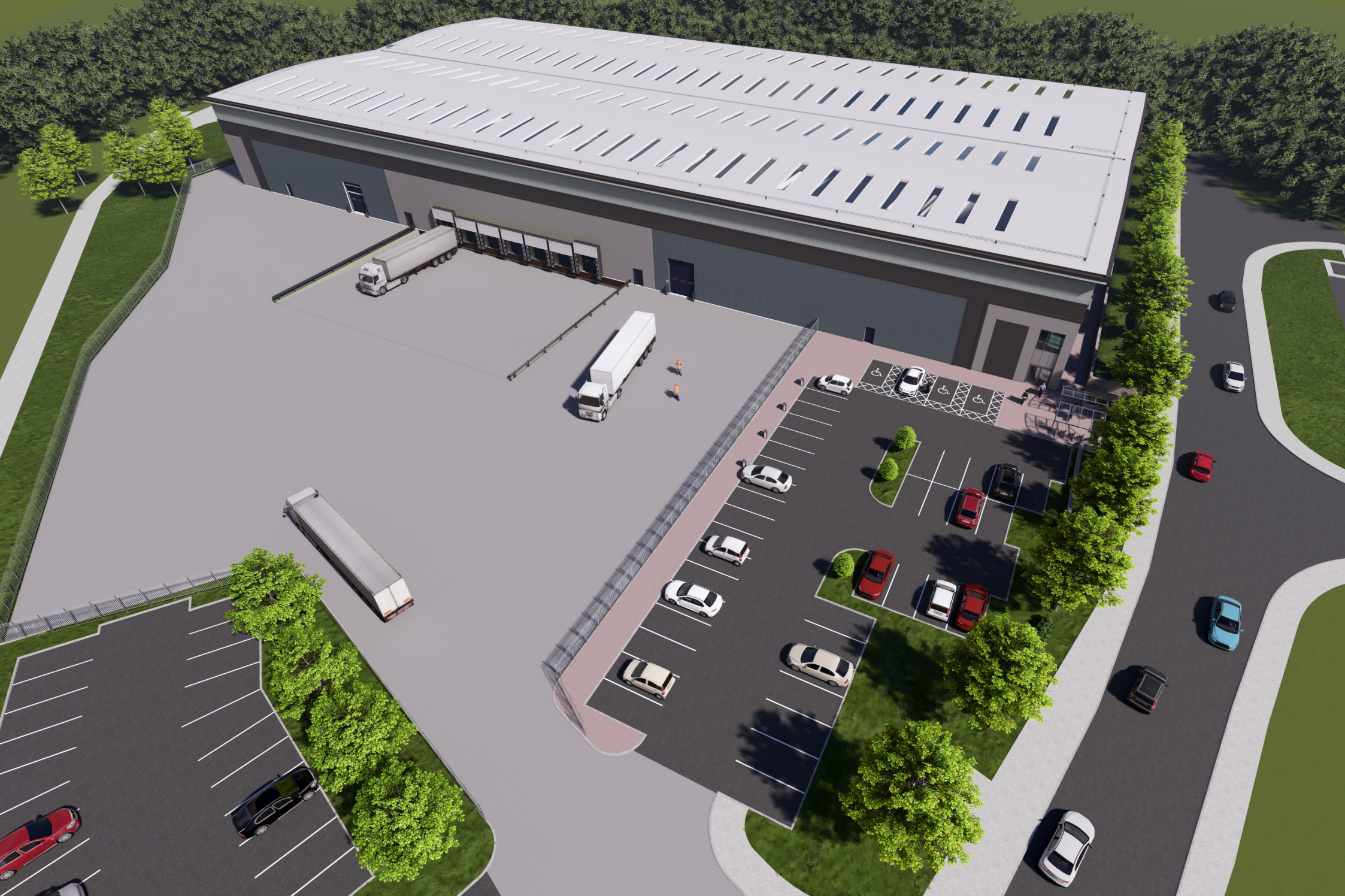
The park is ideally located directly on Junction 21A of the M1 giving immediate access to the motorway network.

Leicester city centre is 4 miles due east, only 15 minutes' drive time and the area is well served by public transport. Leicester has a population of [562,000v giving access to a large labour pool which has attracted many other high profile occupiers to the park including Mattel, DPD, Geodis, Boden and Sarstedt.

Optimus 95 has been designed to a very high standard of specification and has detailed planning consent to enable a fast track build and delivery of a building within a 6 to 8 month time frame.

- Immediate build available
- Detailed planning consent granted
- Full specification and detailed programme
- Tenant fit out options available







Building Specifications

- 7 Dock Level Doors
- 2 Level Access Doors
- 12m Clear Height
- 50 kN/m² Floor Loading
- 168 Car Parking Spaces
- 50m Yard depth
- 14 HGV Parking Spaces
- 1MVA
- Quality Offices With Raised Floors and Comfort Cooling



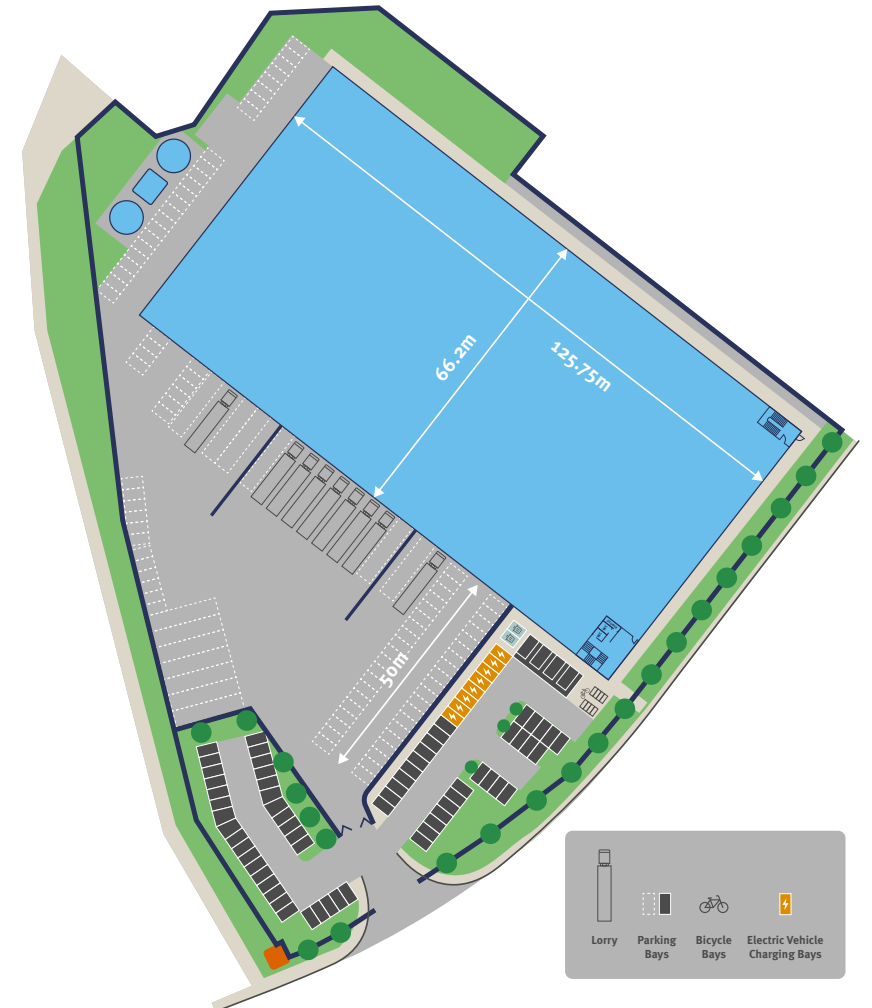
Environmental Benefits

- Fully Landscaped Environment
- Staff Welfare Facilities
- 15% Rooflight Panels
- LED Office Lighting
- EPC 'A' Rating
- Solar PV Installed
- 8 EV Charging Spaces
- Cycle Shelter
- Targeting BREEAM Excellent



Schedule of Accommodation

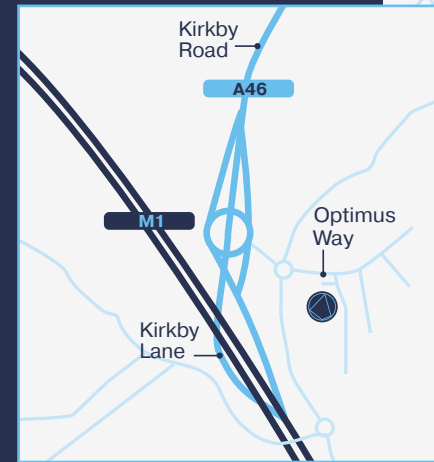
Warehouse (including ground floor office)	8,301 sq m	89,351 sq ft
First Floor office	525 sq m	5,649 sq ft
Total	8,826 sq m	95,000 sq ft





Location

- The site is prominently located directly • adjacent to J21a of the M1 motorway
- Access to the M69 motorway 2 miles from J21 M1 motorway within 2 miles
- J22 of the M1 motorway within 6.5 miles
- Immediate access to A46 Leicester bypass Newark (37 miles, Lincoln and the A1 (30 miles)
- A46 now dualled through to Lincoln
- Within 20 miles of East Midlands Airport
- Directly to B5380 Ratby Lane, which links • to A47 Hinckley Road main arterial road giving access to Leicester City Centre



Distances

Coventry	25 miles	30 mins
Nottingham	31 miles	33 mins
Derby	32 miles	32 mins
Northampton	38 miles	37 mins
Birmingham	44 miles	42 mins
London	103 miles	1hr 37 mins
Manchester	105 miles	1hr 44 min
Liverpool	116 miles	1hr 51 mins

Port Access

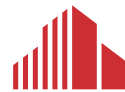
Hull	100 miles	1 hr 53 mins
Liverpool	117 miles	1 hr 53 mins
Southampton	143 miles	2 hrs 10 mins
Felixstowe	149 miles	2 hrs 9 mins

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Funded by



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