



## Optimus 44, Devana Avenue, Glenfield, Leicester, LE3 8JS

Single unit totalling 44,000 sq ft available in a well connected logistics location.

<b>Tenure</b>	To Let
<b>Available Size</b>	44,000 sq ft / 4,087.73 sq m
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

- Available April 2022
- Large Labour pool
- 24/7 Unrestricted Access

## Description

New Mid-box Urban logistics unit totalling 44,000 sq ft located on an established park adjacent to the M1 .

## Location

Optimus Point is a prime, commercial development site located 4 miles (6 km) to the west of Leicester City Centre at the strategic highway junction adjacent to Junction 21a of the M1, and A46 dual carriageway just to the north of Leicester. This provides easy access to the UK’s main North / South corridor and the motorway network beyond.

As an established manufacturing and logistic location, Leicester offers an extensive and cost-effective labour pool plus the central UK location makes this an unrivalled choice for local, national and international businesses.

## Accommodation

The accommodation comprises of the following

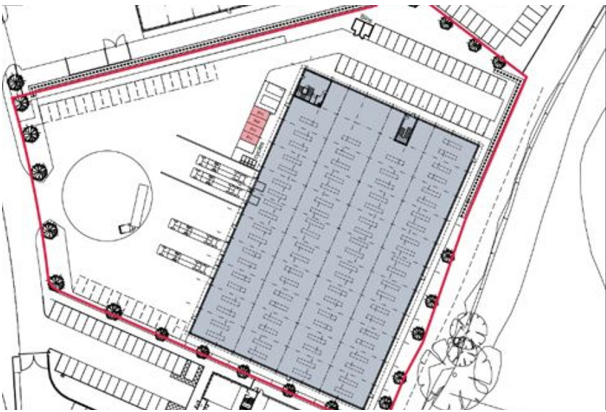
Name	Sq ft	Sq m	Availability
Unit - Industrial warehousing	44,000	4,087.73	Available
<b>Total</b>	<b>44,000</b>	<b>4,087.73</b>	

## Specification

- Clear eaves heights of 10m to underside of haunch
- Large self contained yard – max depth 58m
- Two dock doors plus two level access doors
- Institutional specification to include EPC A rating

## Terms

The units will be available to let on new FRI lease terms



## Viewing & Further Information

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