

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

**OPTIMUS**  
M1 J21A • LEICESTER





# OPTIMUM LOCATION

Optimum 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

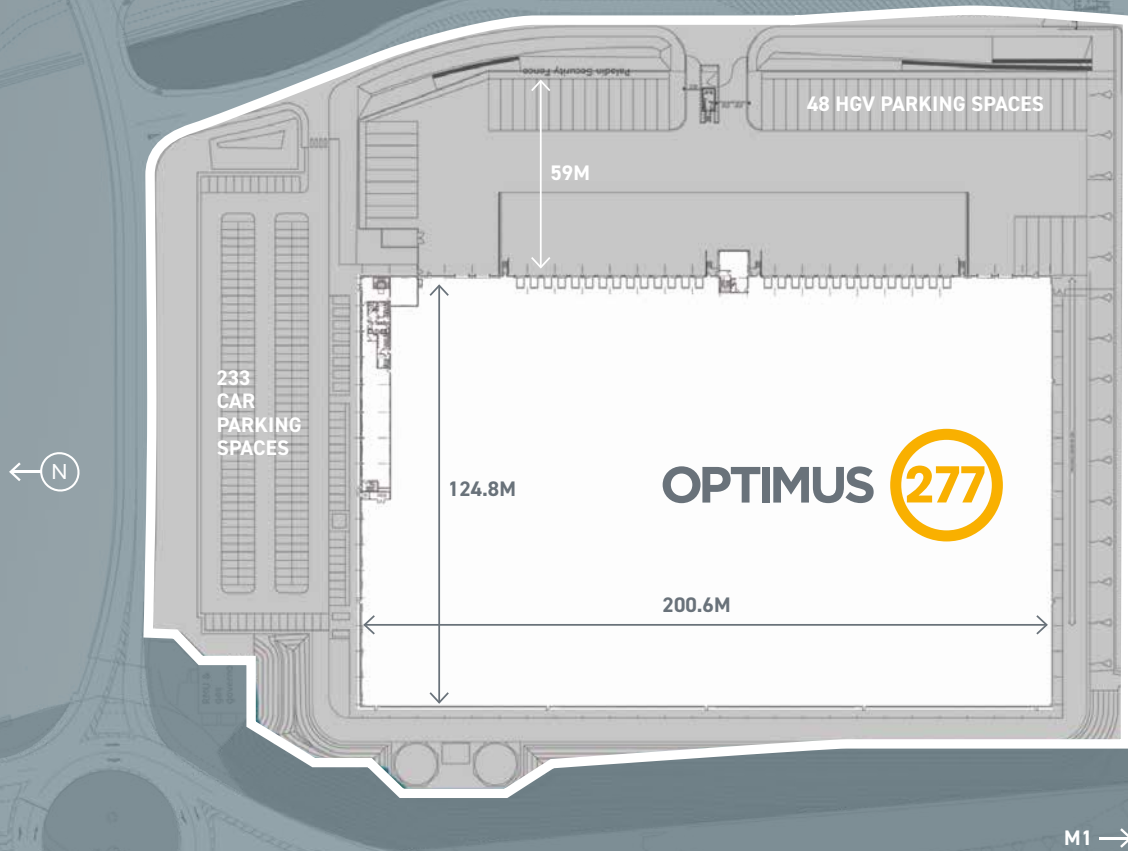
KIRBY ROAD

M1

A46

SARSTEDT





Now available for occupation at Optimus Point Leicester. This high profile unit has a great specification as follows:

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
- Target EPC A post refurbishment

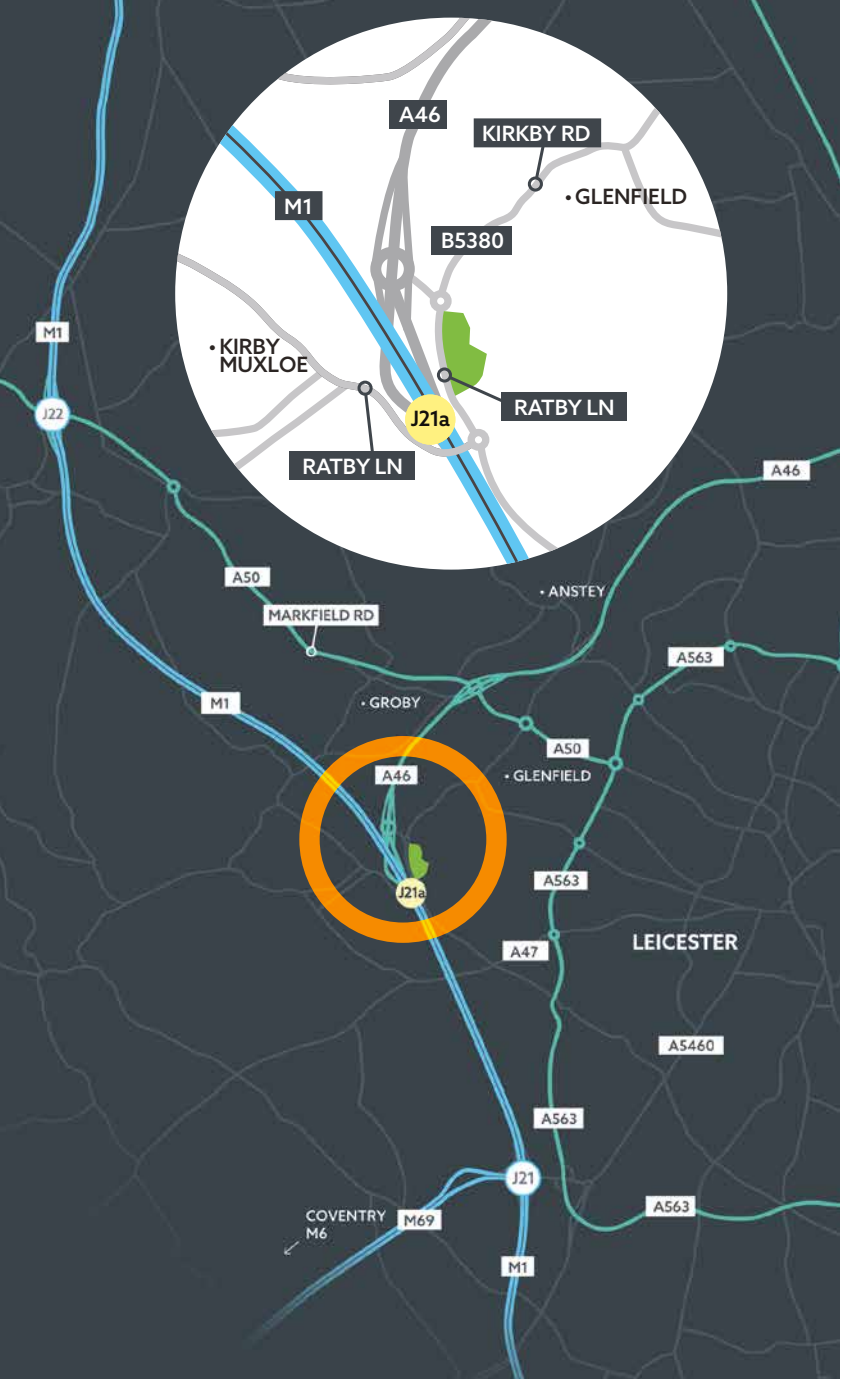


# OPTIMUM SPECIFICATION

Warehouse	262,494 sq ft
Office	12,670 sq ft
Hub office	2,097 sq ft
Gatehouse	214 sq ft
<b>Total</b>	<b>277,475 sq ft</b>

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





**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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