

Indicative layout



Leicester 95

95,500 sq ft

Gross internal area:

Warehouse	87,164 sq ft
Two storey offices	8,813 sq ft
Total	95,978 sq ft

Indicative specification:

Dock level loading	7
Double height dock level loading	2
Level access loading	2
Car parking spaces	90
HGV trailer spaces	45
Yard depth	50m
Site area	4.6 acres
Clear internal height	12m
EPC	A
BREEAM	Very good
Fully fenced yard	