

CENTURION WAY | MERIDIAN BUSINESS PARK
LEICESTER | LE19 1WH
///REMOTE.RIDES.PRAM

VALOR
REAL ESTATE PARTNERS

VALOR PARK LEICESTER



PRIME FITTED INDUSTRIAL / WAREHOUSE UNIT
101,688 SQ FT (9,447.1 SQ M)
AVAILABLE NOW TO LET

PREMIUM SPECIFICATION STRATEGIC LOCATION

LEICESTER CITY CENTRE

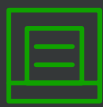


PRIME INDUSTRIAL / WAREHOUSE UNIT

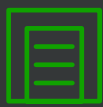
101,688 SQ FT

VALOR PARK LEICESTER	SQ FT	SQ M
Warehouse	92,031	8,550.0
Ground Floor Office	4,869	452.3
First Floor Office	4,788	444.8
Total GIA	101,688	9,447.1

KEY SPECIFICATIONS



10 DOCK LEVEL
ACCESS DOORS



1 LEVEL
ACCESS DOOR



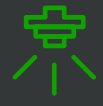
375KVA
POWER



LED
LIGHTING



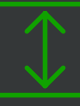
DEDICATED CAR
PARKING SPACES



SPRINKLERS



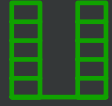
62 HGV
PARKING SPACES



14M CLEAR
INTERNAL HEIGHT



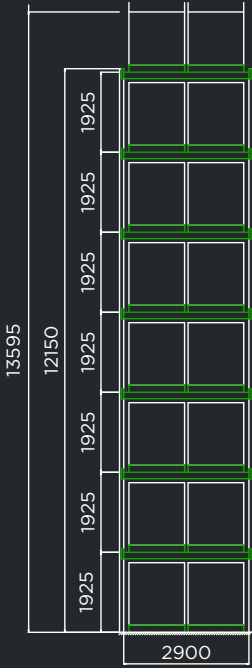
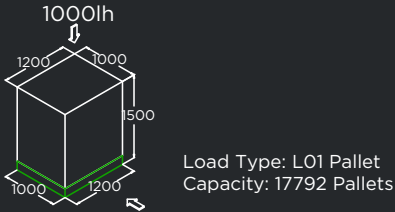
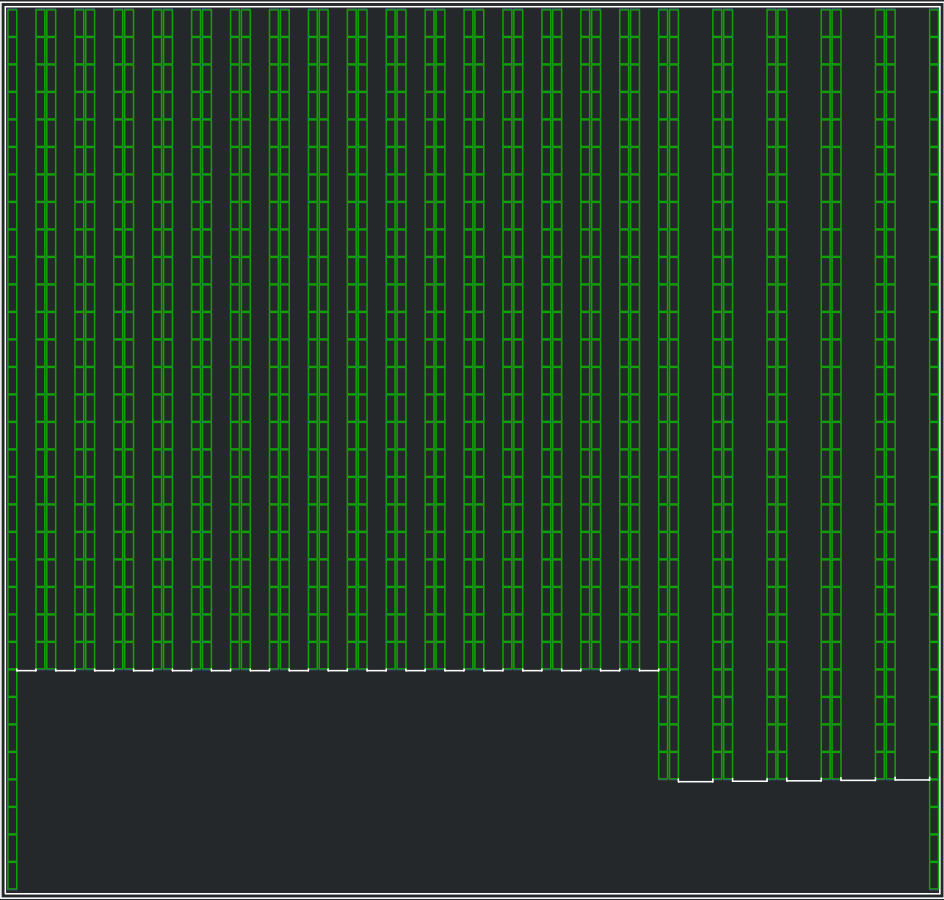
DUAL YARDS
UP TO 58M

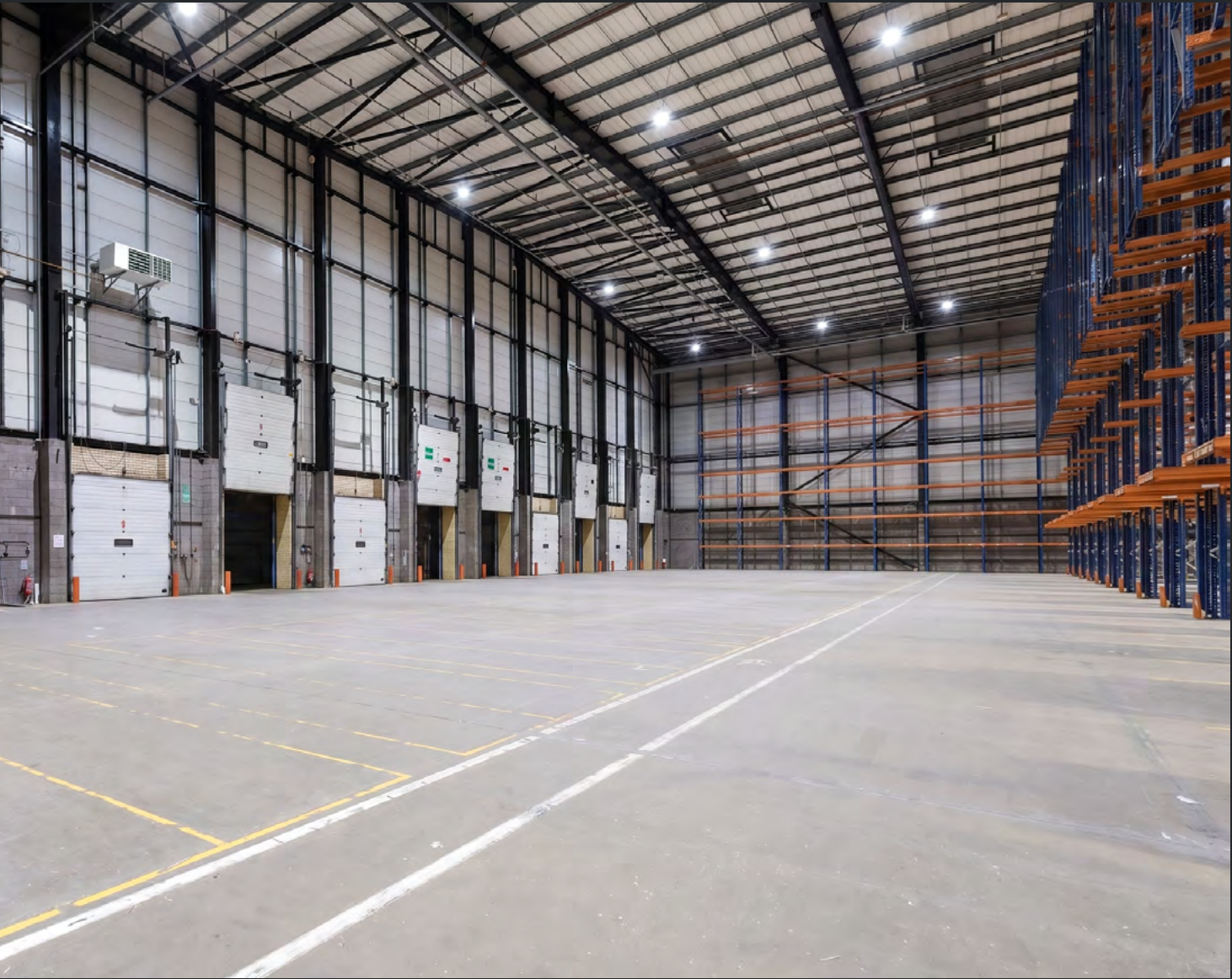


RACKING
IN SITU

CURRENT RACKING PLAN

17,792 LOCATIONS







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ROAD MILES

M1 J21	1.4
M1 J21A	3.9
M1 J19	15.3
M6 J1	16.3

LOCATION MILES

LEICESTER	4.4
COVENTRY	21.5
NOTTINGHAM	34.2
BIRMINGHAM	41.1

RAIL FREIGHT TERMINALS MILES

EAST MIDLANDS	21.0
DIRFT	23.0
BIRCH COPPICE	26.0
HAMS HALL	29.8
NORTHAMPTON	36.0

AIRPORTS MILES

EAST MIDLANDS	19.7
BIRMINGHAM	33.8
LUTON	70.0

EPC

Available on request.

TERMS

Unit is available on a new FRI lease on terms to be agreed. Rent is available upon application.

COSTS

All parties responsible for their own costs incurred with this transaction.

ANTI MONEY LAUNDERING

Parties to provide any information and or proof of identity as may be required to satisfy AML requirements.

370,000

SKILLED WORKFORCE
IN LEICESTER

12%+

OF LOCAL POPULATION
EMPLOYED IN LOGISTICS,
WAREHOUSING &
DISTRIBUTION

8,500+

ACTIVE JOB SEEKERS
IN LEICESTER WITH
RELEVANT LOGISTICS
EXPERIENCE

4.2M

PEOPLE REACHABLE
WITHIN A 45-MINUTE DRIVE
OF LEICESTER, SERVING
THE HEART OF THE EAST
MIDLANDS

Source: Office for National Statistics (ONS)

For further information or to arrange an inspection please contact the joint agents:



Adam McGuinness
+44 (0) 7572 546 963
adam@mxw-llp.com

Nick Waddington
+44 (0) 7496 774 724
nick@mxw-llp.com



David Tew
+44 (0) 7779 860 176
david.tew@savills.com

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