



Bardon320

ROBSON WAY | LE67 1GQ | M1 JCT 22

**AVAILABLE
IMMEDIATELY**

TO LET

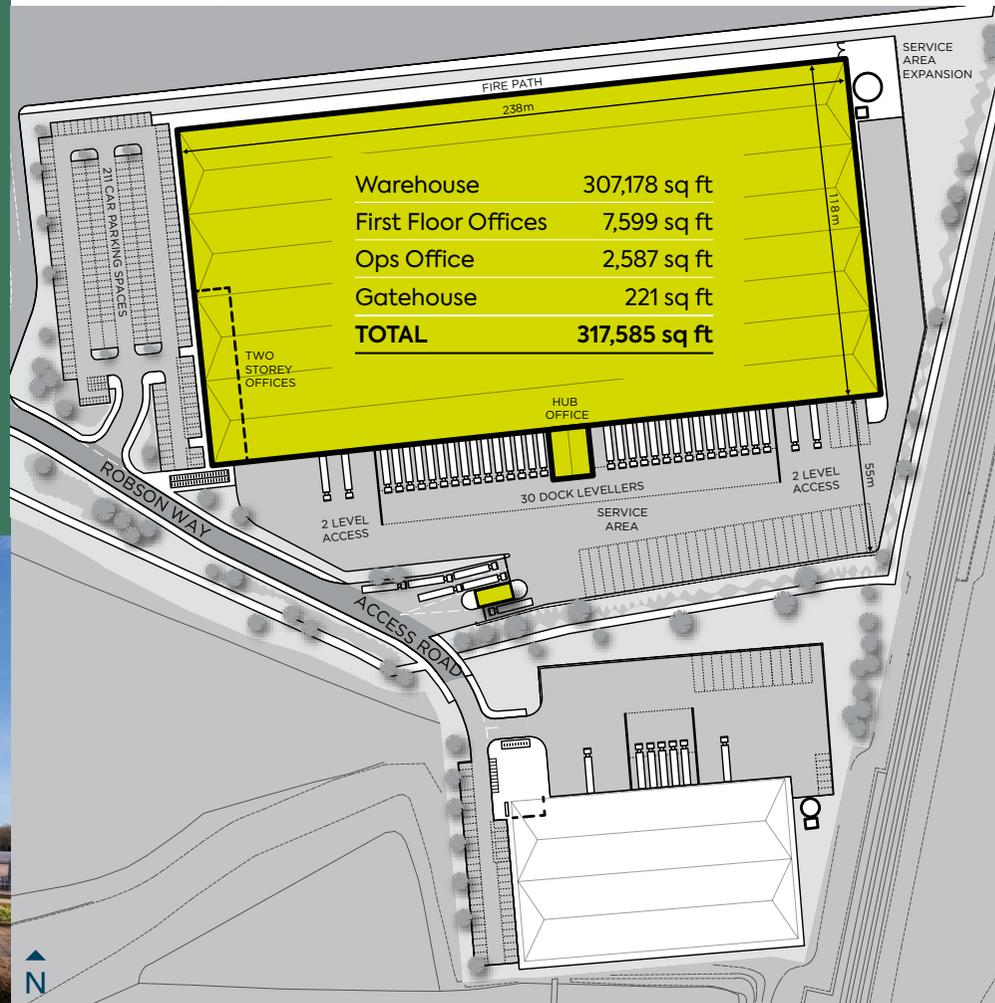
Fully fitted distribution unit
317,585 sq ft (29,505 sq m)



SPECIFICATION.

Unit 2 is a secure, self contained unit. It has been designed to the highest specification for distribution occupiers, allowing for flexibility and efficiency in the supply chain.

- 30 dock level access doors
- 4 level access doors
- 15m clear eaves height
- 50 kN/m² floor loading
- 55m maximum yard depth
- EPC A
- 211 car parking spaces
- Security gatehouse
- Fully racked - 38,286 pallet locations
- Warehouse heating & lighting
- Fitted two storey offices with amenity areas



TERMS.

The unit is available by way of a sublease or assignment.

VIEWINGS.

Strictly by appointment only through the joint agents.



01604 232 555

Tom Kimbell

tom.kimbell@cushwake.com
+44 7920 005 471



020 7493 4933

jll.co.uk/property

Ed Cole

ed.cole@jll.com
+44 7872 677 751

Gemma Constantinou

gemma.constantinou@jll.com
+44 7936 038873

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