



# Bardon320

ROBSON WAY | LE67 1GQ | M1 JCT 22

**AVAILABLE  
IMMEDIATELY**

**TO LET**

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

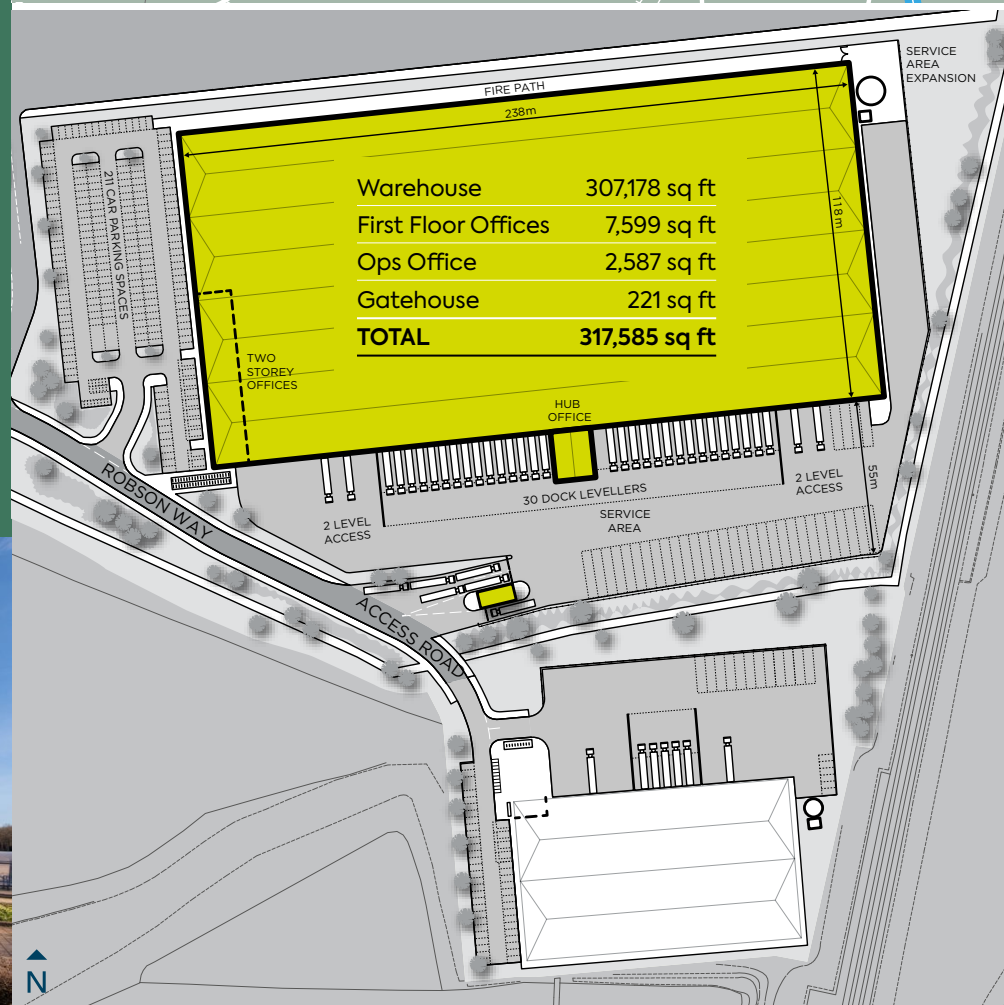




## SPECIFICATION.

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/m<sup>2</sup> 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.



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