



- 317,587 sq.ft. recently developed to institutional specification
- 2.5 miles to J22 M1, 13 miles to M42, 19 miles to East Mids Airport
- Situated adjacent to Amazon's 1.06m sq.ft. fulfillment centre
- 15m eaves
- Racking to be installed with capacity of 38,286 pallet spaces
- 30 dock level access doors and 4 ground level loading doors
- 50 kN/sq.m. floor loading
- 10% translucent roof lights
- 55m yard depth
- Lighting to warehouse and offices
- Cat A office fit-out (first floor) including a/c and raised floors
- 211 car parking spaces

Unit 2 – Mountpark, Bardon, Coalville, LE67 1FB

Location

Mountpark Bardon benefits from excellent major road links being situated only 2.5 miles from Junction 22 of the M1.

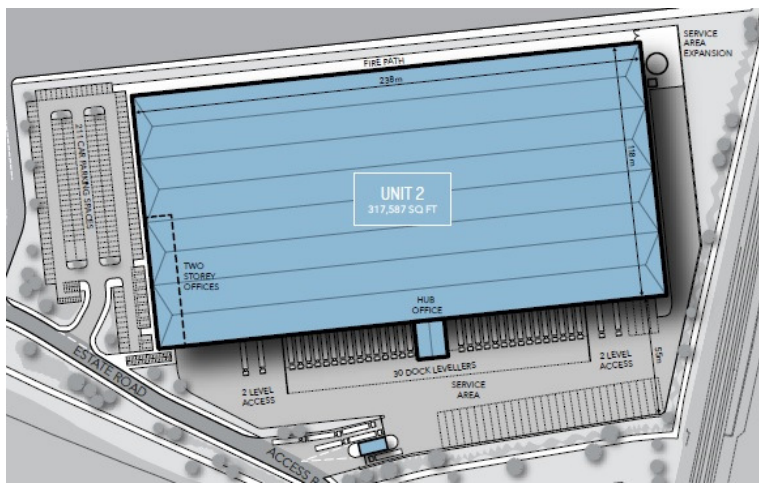
Unit 2 is accessed off Beveridge Lane, which is in turn accessed off the A511 travelling west from J22 of the M1.

Nearby occupiers include DHL, Babcock, Eddie Stobart, K&N, Laura Ashley and Amazon



Accommodation

Unit 2	Sq. ft.	Sq. m.
Warehouse	307,179	28,538
First Floor Office	7,599	706
Ops Office	2,588	240
Gatehouse	221	21
Total	317,587	29,504



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