



Modern Warehouse In Prime Location 51,295 Sq Ft (4,765.31 Sq M)

- Power Availability up to 3.1 MVA
- 9.35m Internal Eaves Height
- 4 Level Access Loading Doors
- Located near J13, A42
- The Site is Approx. 2.387 Acres
- Available Q3 2026

Modern Warehouse In Prime Location

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Location

Ashby de la Zouch is located approximately 29 miles from Birmingham via the M6 and A/M42, 23 miles from Nottingham via the M1/A42, and 18 miles from Leicester via the A50/A511. Flagstaff 42 is situated a short distance from Junction 13 of the A(M)42 on the outskirts of Ashby and benefits from easy access to Junction 23A of the M1 motorway.

The central location offers excellent connectivity to the national road network, with approximately 2 million people living within a 40-minute drive time. Nottingham East Midlands Airport and Birmingham International Airport are both within a 30-minute drive.

A Tesco store and petrol filling station are located close to Flagstaff 42, with the amenities of Ashby town centre also situated a short distance away.

Description

Flagstaff 42 comprises a detached warehouse of steel portal frame construction with steel profile cladding beneath a pitched roof. The property also benefits from two-storey office accommodation. The building was constructed in 2000 and has planning consent for B1, B2 and B8 uses.

- The premises benefit from the following specification:
- 9.35m internal eaves height (8.18m clear internal height)
 - 3.1 MVA
 - LED lighting throughout
 - Sprinkler system
 - Four level access loading doors
 - Separate barrier controlled staff and visitor parking providing 52 spaces
 - Secure rear loading yard extending to approximately 35 metres
 - EV charging points

Accommodation

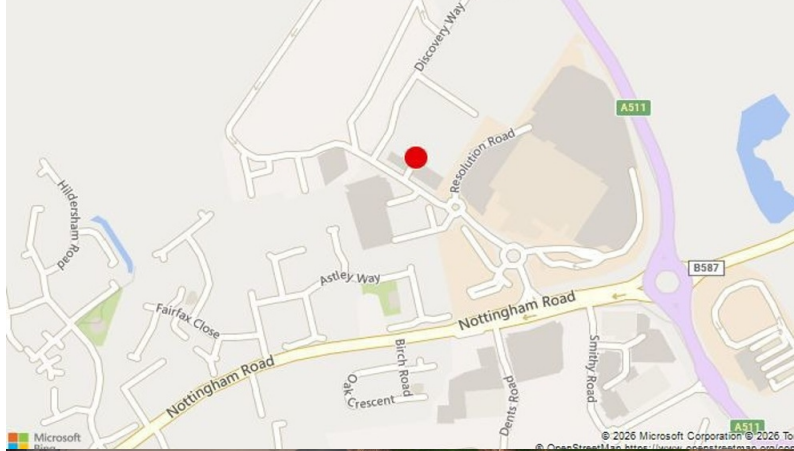
DESCRIPTION	SQ FT	SQ M
Warehouse	48,907	4,543.46
Ground Floor Office	1,194	110.92
First Floor Office	1,194	110.92
TOTAL	51,295 SQ FT	4,765.31 SQ M

Rateable Value

On application.

EPC Rating

The EPC rating for the property is B-48.



Terms

The premises are immediately available by way of a new full repairing and insuring lease on surrender and grant of a new lease.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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