

# UNIT 1 FULWOOD 28

1.5 miles to M1 J28

**HIGH QUALITY DETACHED WAREHOUSE**  
**81,552 SQ FT (7,576 SQ M)**

- 11.2m eaves height
- 8 dock level access loading doors
- 1 ground level access loading door
- Separate parking area with spaces marked for 58 cars

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### LOCATION

The premises are situated in an established distribution located and are within 1.5 miles of Junction 28 of the M1 Motorway. Accessed from Common Road (B6027) connecting to the A38, this provides a dual carriageway link directly to the M1. Occupiers situated in the vicinity include Alloga, XPO Logistics, Co-op, Eurocell and Parker Knoll.

### DESCRIPTION

The property, built in 2004, comprises a high quality detailed warehouse / distribution premises. The premises benefits from the following specification:

- 11.2m eaves height (10.1m clear working height)
- 8 dock level access loading doors
- 1 ground level access loading door
- Two storey HQ office accommodation
- 45m yard depth
- Fully secure site
- Separate parking area with spaces marked for 58 cars

### EPC

The current EPC rating for the property is C – 55. A copy of the certificate an report is available on request.

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### ACCOMMODATION

	Sq Ft	Sq M
Warehouse	75,020	6,967
Ground Floor Office	3,266	303
First Floor Office	3,266	303
<b>TOTAL</b>	<b>81,552</b>	<b>7,576</b>

### TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.



### FURTHER INFORMATION

All enquiries through the Joint agents.



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