



Wilson Bowden
Developments

OPTIMUSPOINT

M1 J21A • LEICESTER

the ultimate logistics location

PLOT 20

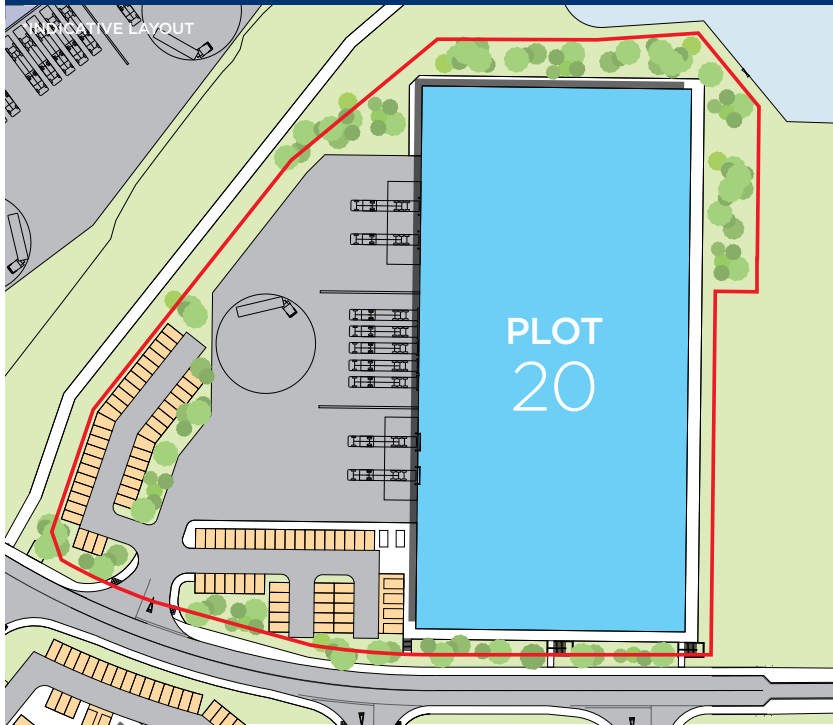
Industrial and Distribution Warehouse Design & Build Packages

Up to 95,000 sq ft (8,826 sq m)

- ▶ Directly off J21a of the M1 Motorway
- ▶ Outline planning permission for B1/B2/B8



www.optimuspoint.com



Optimus Point is a prime, commercial development site located at the strategic highway junction adjacent to Junction 21a of the M1, and A46 dual carriageway just to the north of Leicester.

Outline planning permission for industrial, warehouse and offices uses.



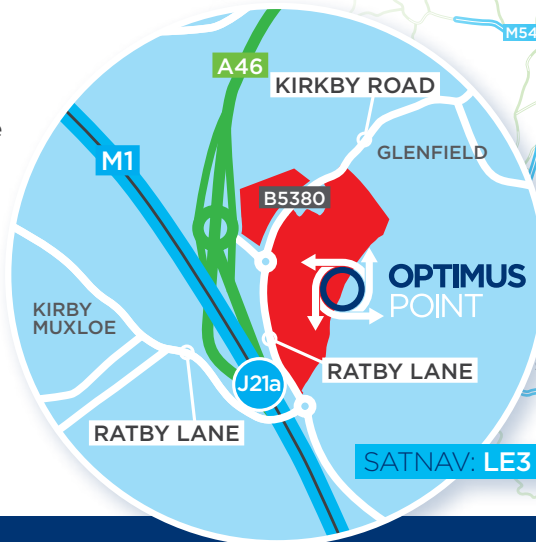
▶ **ABOUT** Two plots remain offering occupiers a final chance to acquire space on Wilson Bowden's highly successful Optimus Point scheme with existing occupiers including DPD, Boden, Mattel, Geodis, Lathams, Everards and Gearys Bakeries.

▶ **TERMS** A new Design and Build units is available to lease or buy and full information is available by contacting the Agents.

▶ **SPECIFICATION** Plot 20 at Optimus Point can accommodate buildings up to 95,000 sq ft. The specification can be tailored to meet occupiers specific requirements. An indicative development specification is available upon application.

▶ **SERVICE CHARGE** There is a service charge applicable towards the upkeep and maintenance of the Optimus Point common areas and landscaping.

▶ **VAT** Applicable at standard rate.



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