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Ryderheath House 18B Meridian East, Meridian Business Park, Leicester, LE19 1XW

TO LET

First Floor Suite

Size: 5,275.00 sqft (490.06 sqm) | **Rent:** £69,950 Per Annum

- Well presented suite
- Allocated onsite parking
- Excellent transport links
- 8 person passenger lift
- Close to J21 of the M1 Motorway
- Floor boxes
- Suspended ceiling
- Recessed lighting

LOCATION:

Ryderheath House is located at the heart of Meridian Business Park on the corner of Meridian East and East Link. Junction 21 of the M1 motorway is less than 1 mile away with Leicester City Centre 4 miles away. Local amenities can be found at Fosse Park Sainsbury's at Grove Farm Triangle.

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DESCRIPTION:

Well presented first floor office suite comprising a mixture of open plan and fitted cellular space. The suite benefits from a modern fit-out including floor boxes, suspended ceiling, recessed lighting, carpeting, air conditioning, two kitchenettes, Mens and Womens WCs and shower room. The building benefits from an entrance foyer, first floor landing, 8 person passenger lift and allocated onsite parking.

We understand the suite will be available from May 2020.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Floor Area	5,275.00	490.06
TOTAL	5,275.00 sqft	490.06 sqm

TENURE:

Available on a new internal and repairing lease on terms to be agreed

RENT: £69,950 Per Annum

SERVICE CHARGE: To be confirmed

VAT: VAT will be charged at the prevailing rate

RATEABLE VALUE: We understand the suite currently has a rateable value of £65,000 per annum

EPC: Available upon request.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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