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A 14 Francis Street, Stoneygate, Leicester LE2 2BD
26a Ganton Street, London W1F 7QZ



Towergate 7 Dominus Way, Leicester, LE19 1RP

TO LET

First Floor

Size: 3,500.00 sqft (325.16 sqm) | **Rent:** POA Per Annum | **Video:**

- Self-contained suite
- Established business park location
- Suite to be refurbished
- Raised access floors
- Allocated on-site parking
- Recessed lighting
- Central heating / Comfort cooling
- Passenger Lift

LOCATION:

Meridian Business Park is an established and highly successful mixed office and warehouse destination, located approximately 3 miles south west of Leicester city centre, with excellent road links. The A563 Leicester outer ring road forms the eastern boundary of the Park. Junction 21 of the M1 Motorway / M69 intersection towards Coventry and Birmingham is also nearby.

Dominus Way is accessed off Meridian East, on Meridian Business Park. The location benefits from a wide range of nearby amenities including Fosse Park shopping centre, hotels, supermarkets and Meridian Leisure Park.

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DESCRIPTION:

A self-contained first floor office suite on the established Meridian Business Park. The suite is to be refurbished. The specification includes fully accessed raised floors, suspended ceilings with new recessed LED lighting, gas-fired central heating, comfort cooling, passenger lift and Men's and Women's WCs at ground and first floor levels. The property benefits from allocated on-site parking.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
First Floor	3,500.00	325.16
TOTAL	3,500.00 sqft	325.16 sqm

TENURE:

Suite available by way of a new internal repairing and insuring lease

RENT: POA Per Annum

SERVICE CHARGE: A service charge for the upkeep and maintenance of the common areas of the building and estate will be applicable.

VAT: We understand that the property is not elected for VAT.

RATEABLE VALUE: The rateable value is to be confirmed with the Valuation Office Agency.

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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