

INTERCHANGE

21

MERIDIAN BUSINESS PARK
LEICESTER . LE19 1WD

Refurbished self-contained offices

TO LET

Final unit remaining of 5,710 sq ft (530 sq m)

Can be split to provide units of approximately 2,000 and 3,500 sq ft
(186 to 531 sq m)

Final Unit
Remaining.
Can Be Split.



INTERCHANGE 21

MERIDIAN BUSINESS PARK
LEICESTER . LE19 1WD

LOCATION

Interchange 21 is situated within the established Meridian Business Park and can be accessed via Lubbethorpe Way (A563).

There are excellent transport links with Junction 21 M1/M69 motorway only 0.5 miles away and Leicester City Centre via Narborough Road (A5460) approximately 3 miles away. Local amenities can be found at Fosse Park and Sainsbury's at Grove Farm Triangle.

DESCRIPTION

Interchange 21 comprises self contained office buildings arranged in two terraces, overlooking landscaped car park. There is ample allocated and overflow parking.

ACCOMMODATION

Unit	Sq Ft	Sq M	Parking
7	UNDER OFFER		13 spaces
8	5,710	530.47	18 spaces
8	UNDER OFFER		20 spaces

KEY REFURBISHMENT SPECIFICATION

- Reception / Entrance
- Fully void raised floors
- Suspended ceilings
- Air Conditioning
- LED lighting
- New carpeting
- New kitchenette and WCs
- EV charging facilities
- Ample allocated parking

TERMS

The offices are available on full repairing and insuring leases, on terms to be agreed.

EPC

EPCs are available on request.

BUSINESS RATES

The offices are yet to be assessed for business rates. Interested parties are advised to make enquiries to Blaby District Council.

ESTATE CHARGE

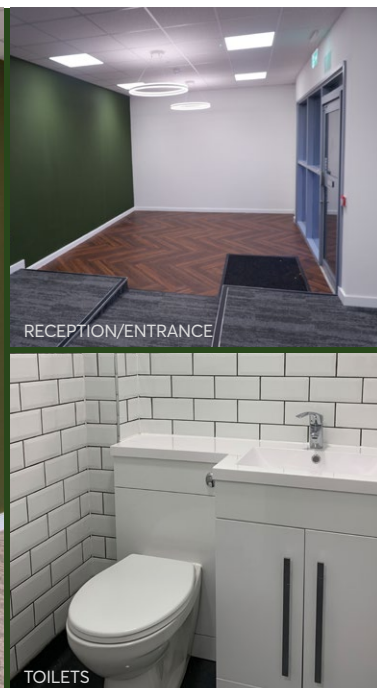
An estate charge will be levied for the upkeep of the estate and maintenance of the road.

VAT

VAT will be charged at the prevailing rate.



KITCHEN FACILITIES



RECEPTION/ENTRANCE

TOILETS



CONTACT

For further information and viewings please contact the joint agents:



Brodie Faint
bfaint@phillipssutton.co.uk

Bobby Brown
bbrown@phillipssutton.co.uk



Douglas Bonham
douglas.bonham@colliers.com

Phillips Sutton for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Phillips Sutton has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. November 2023, carve-design.co.uk 15329/11