





LEYCROFT ROAD

LOCATION

The business park is situated approximately 3 miles to the north of Leicester city centre, on the south side of Leycroft Road, close to the junction with Beaumont Leys Lane. J21 of the M1 is less than two miles away via the A46 which links from the M1 to the A1 at Newark.

Barshaw Park forms part of an established industrial and office park, that is home to occupiers such as Pepsico, Bradgate Bakeries, Fedex, Office Depot and Walkers Crisps.

DESCRIPTION

Barshaw Business Park comprises a modern 15 unit self-contained two storey office park.

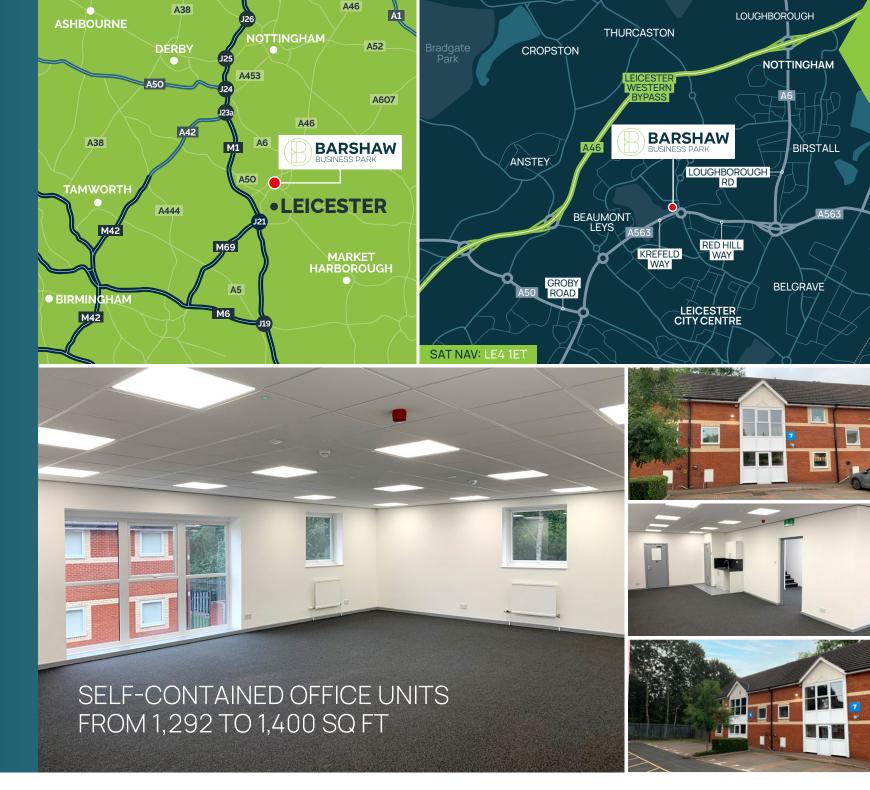
The units generally provide open plan office accommodation and benefit from male, female and disabled WC's on the ground floor, a small kitchenette and suspended ceilings, recessed lighting and gas fired central heating.

Each unit has 5 car parking spaces demised together with additional overflow parking on the estate.

ACCOMMODATION

We have measured the offices in accordance with the Code of Measuring Practice 6th edition and calculate the following net internal areas:

Unit	Sq M	Sq Ft
5	130.06	1,400
7	120.00	1,292
9	120.00	1,292





LEYCROFT ROAD

KEY REFURBISHMENT SPECIFICATION

- LED lighting
- New carpet tiles
- Redecoration throughout
- Refurbished tea points
- Refurbished WC
- Gas central heating

ESTATE CHARGE

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

BUSINESS RATES

Further information is available upon request from the agents.

EPC

EPCs are available on request.

VAT

VAT is applicable and will be charged at the prevailing rate.

TERMS

Offices are available on new full repairing and insuring leases on terms to be agreed.







VIEWING

For further information or to arrange an inspection please contact:



Sam Sutton 07794 081 052

ANDREW+ ASHWELL

0116 254 1220 andash.co.uk

Kelvin Wilson 07702 369 280 kww@andash.co.uk

Joe Dodd 07541 637 028 jpd@andash.co.uk

Phillips Sutton for themselves and for vendors or lessors of the property whose agents they are give notice that: (i) the particulars are six out as a general outline only for the guidance of intended purchasers or lessee 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 at intending purchasers or trenants 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 fit convenience of identification. Any site boundaries shown are indicative only, July 2025. carve-design could 154.04/15