



BARSHAW

BUSINESS PARK

LEYCROFT ROAD • LEICESTER • LE4 1ET



SELF-CONTAINED OFFICE UNITS
FROM 1,292 TO 1,400 SQ FT

TO LET
FINAL UNITS REMAINING





LEYCROFT ROAD
LE4 1ET

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



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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.



**EACH UNIT HAS 5 DEDICATED
CAR PARKING SPACES
WITH ADDITIONAL OVERFLOW PARKING
AVAILABLE ON THE ESTATE**

VIEWING

For further information or to arrange an inspection please contact:



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