

INTERCHANGE

21

MERIDIAN BUSINESS PARK
LEICESTER . LE19 1WD

Refurbished self-contained offices

TO LET

Offices from 4,212 to 15,417 sq ft
(391 to 1,432 sq m)



INTERCHANGE 21

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LOCATION

Interchange 21 is situated within the established Meridian Business Park and can be accessed via Lubbesthorpe 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	4,212	391.31	13 spaces
8	5,710	530.47	18 spaces
9	5,495	510.5	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



TOILETS



CONTACT

For further information and viewings please contact the joint agents:



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