

**TO LET** MODERN INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES

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# UNIT 4 CENTURION WAY

Meridian Business Park, Leicester, LE19 1WH



## Key Highlights

- Popular business park location adjacent to the M1/M69 Motorway interchange
- Detached modern building with on-site car parking and loading
- GIA 582 sq m (6,269 sq ft)
- Extensive office accommodation
- Available on a new lease

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SAVILLS NOTTINGHAM  
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## Location

The property is situated within Meridian Business Park, a well established and popular out of town business park which lies approximately 4 miles south west of Leicester city centre, accessed via Lubbesthorpe Way (A563). Fosse Retail Park is nearby with major occupiers including M&S, Sainsburys, Next and Boots.

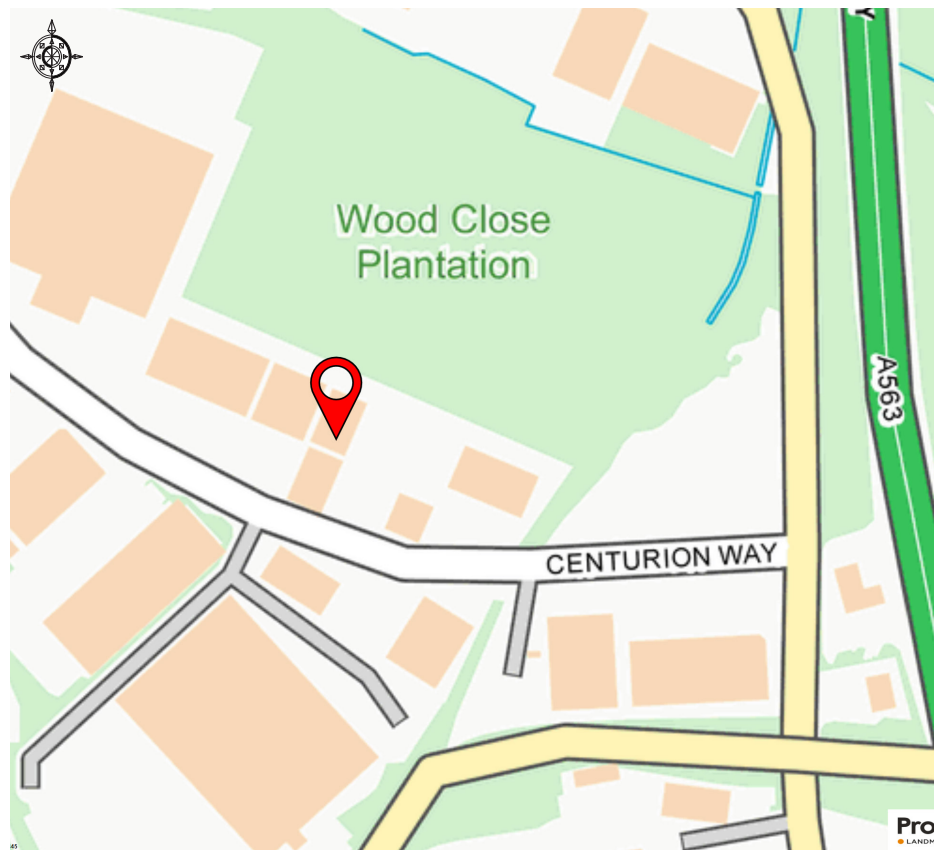
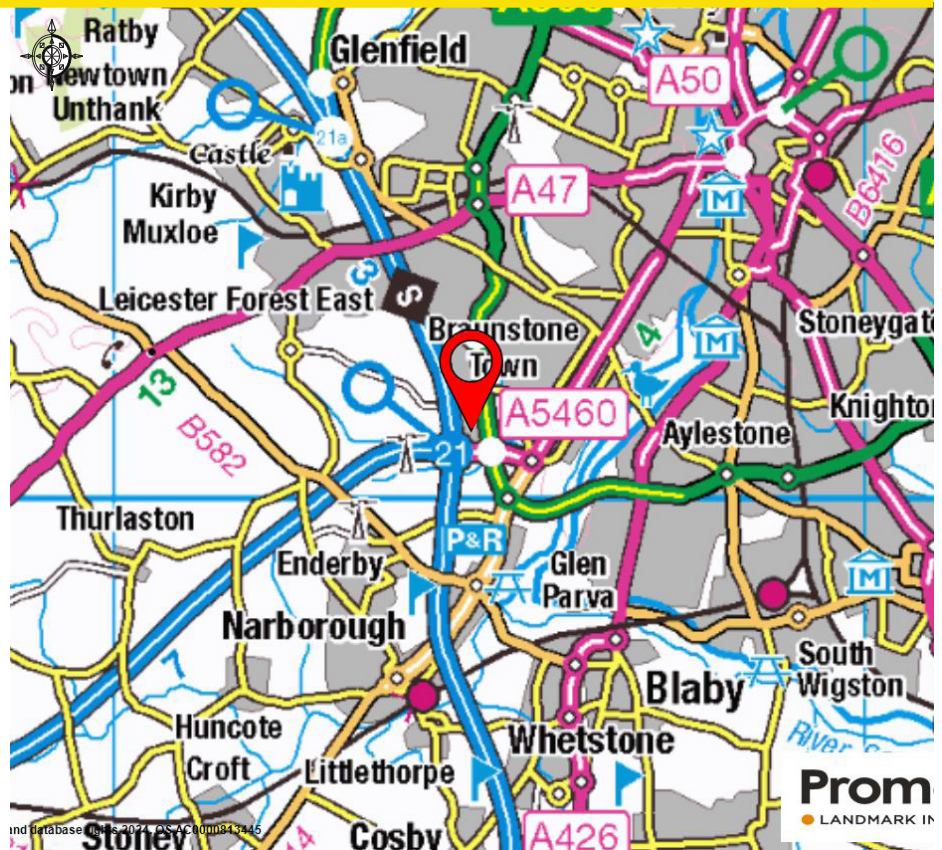
## Description

The property comprises a modern detached steel portal frame warehouse/industrial unit. Constructed in brick/concrete block and profile sheeting to the upper parts and pitch roof incorporating scattered natural roof lights. Internally, the industrial/warehouse space has an eaves height of approximately 4.4m (14ft 6) with an electric roller shutter door in the front elevation on to the forecourt loading area. The property has been extensively fitted out to provide good quality office accommodation which is partially comfort cooled and benefits from ancillary kitchen and toilet facilities.

Externally, there is a substantial forecourt in front of the property together with off street car parking for approximately 12 cars.

## Accommodation

USE	SQ FT	SQ M
Industrial/ Warehouse	3,953	367.22
Offices	2,113	196.33
Stores	203	18.89
<b>Total Gross Internal Area</b>	<b>6,269</b>	<b>582.44</b>



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## Services

Electricity including three phase power, gas, water and drainage are connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies as to the suitability and capacity of the services.

## Business Rates

### Rateable Value (2023)

£38,500

### Rates Payable (2024/2025)

£19,211.50 excluding any transitional or other relief.

## EPC

D86

## Lease

The property is available by way of a new FRI lease for a term of years to be agreed.

## Guide Rent

£45,000 per annum exclusive of rates and other outgoings.

## VAT

VAT is applicable to the rent.

## Further information

For further information or to arrange a viewing, please contact the sole agents.

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## Contact

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