

COMING  
Q3 2024



# UNIT 20

**INDUSTRIAL / DISTRIBUTION UNIT**  
21,062 SQ FT (1,957 SQ M)

MERIDIAN NORTH | LEICESTER | LE19 1WR

Strategically located adjacent to J21 of M1

# UNIT 20

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## Situation

The Meridian Business Park forms Leicester's premier Industrial / Logistics location being strategically positioned at junction 21 (M1) at its intersection with the M69.

The unit occupies a prominent position on the north side of Meridian North within the southern part of the Estate.

Within close proximity is Fosse Retail Park, Meridian Leisure Park and Grove Business Park which has contributed towards the expansion and popularity of this prime location.

## Drive Times

Coventry	23 miles	32 mins
Nottingham	30 miles	42 mins
Birmingham	41 miles	51 mins
Manchester	96 miles	2hr 8 mins
London	99 miles	2hr 5 mins
DIRFT	20 miles	24 mins
East Mids Airport	26 miles	20 mins
Birmingham Airport	30 miles	45 mins
Port of Immingham	98 miles	3hr 15 mins
Port of Hull	123 miles	3hr 35 mins
Port of Felixstowe	149 miles	4hr 18 mins

Source: Google



## Specification

A double bay unit with integral two storey offices served by a good sized rear loading yard area and separate front and side parking.



Internal haunch height **8.0m**



EPC: Minimum **B rating**



Two electric operated **level access doors**



**Solar panels** provided



Offices with **suspended ceiling, carpeting, kitchenette & WC's**



Warehouse Floor Loading of **30KN/m<sup>2</sup>**



At least **10%** warehouse **roof light coverage**



**10nr covered cycle** parking spaces



Dedicated **bin store area**



**26** parking spaces

## SERVICE CONNECTIONS AVAILABLE



Electric



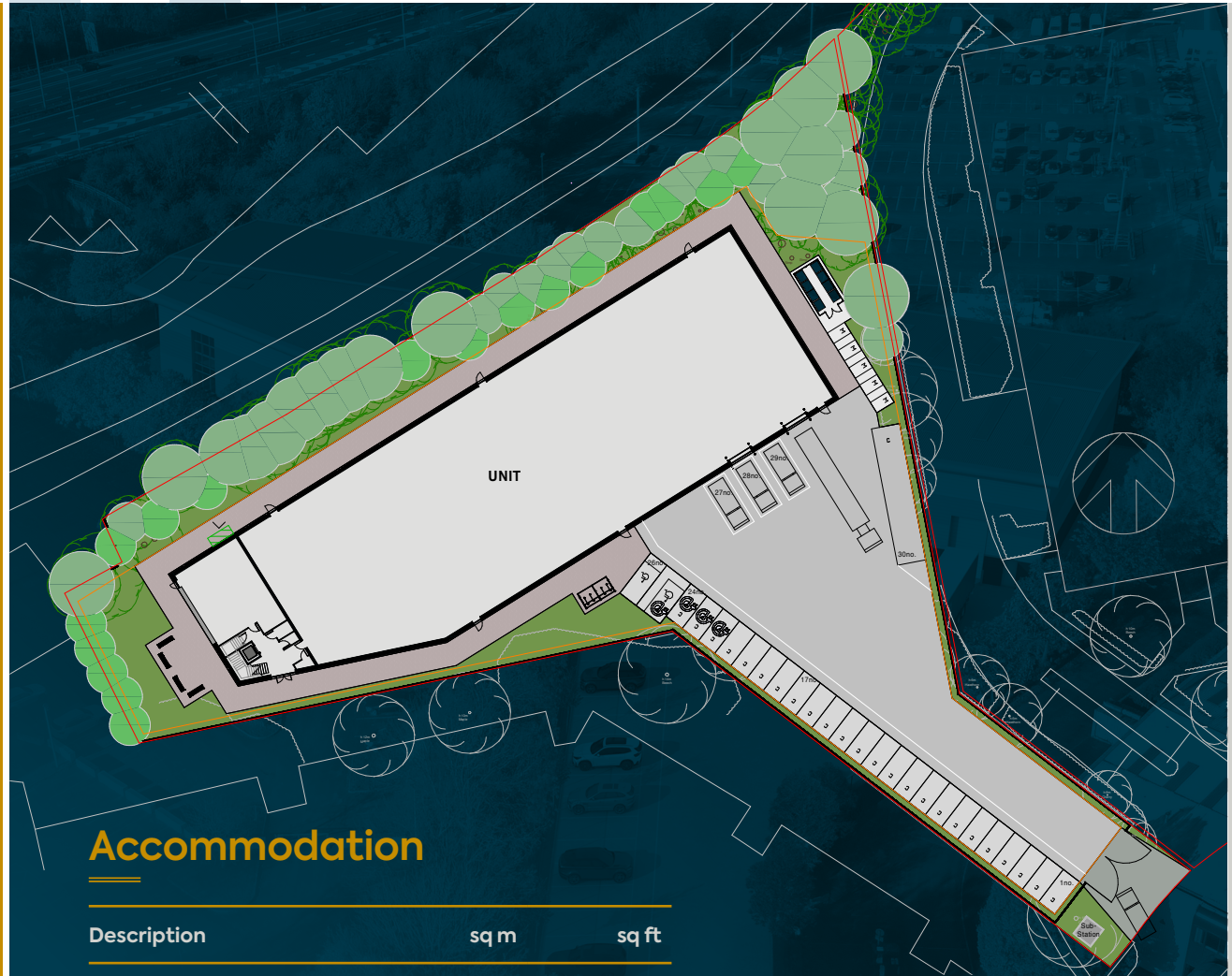
Water



Fibre



Gas



## Accommodation

Description	sq m	sq ft
Warehouse	1,661.84	17,887.90
Office (Ground floor)	147.45	1,587.13
Office (First floor)	147.45	1,587.13
<b>Total</b>	<b>1,956.74</b>	<b>21,062.16</b>

## EPC

Minimum EPC rating of B.

## Terms

Available by way of a new FR&I lease. Rental details available upon request.

## Legal Costs

Each party will bear their own costs incurred in the transaction.

## VAT

VAT will be applicable.

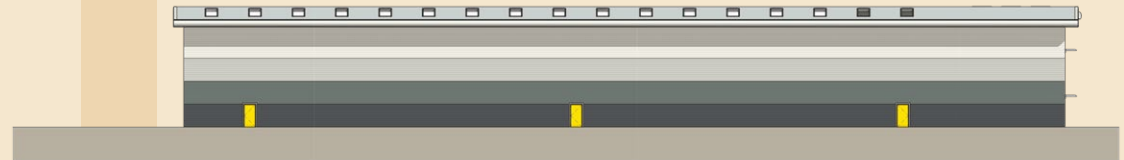
## Rent

Rent on application.

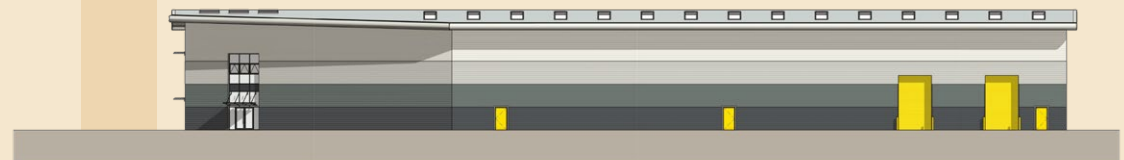
## Rateable Value

Rateable value to be confirmed in due course post practical completion of the property.

### NW ELEVATION (REAR)



### SE ELEVATION (FRONT)



### NE ELEVATION (SIDE)



### SW ELEVATION (SIDE)



## Viewing



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