

TO LET
£6,250 PCM

1st FLOOR OFFICE SUITE
490.06 sq m (5,275 sq ft)



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18B Meridian East,
Meridian Business
Park, Leicester,
LE19 1XW



DESCRIPTION

A well-presented first-floor office suite featuring a blend of open-plan and fitted cellular spaces.

The suite benefits from a modern fit-out including floor boxes, suspended ceiling, recessed lighting, carpeting, air conditioning, two kitchenettes, Mens and Womens WCs and shower room

- 8 Person passenger lift
- 20 Car parking spaces
- Entrance Foyer
- CCTV

OFFICES

Available July 2024:

- Double glazing
- Lift to first floor offices
- Mixture of open plan and private offices
- Board room
- Entrance foyer
- Male & female WCs to the first floor
- Shower room



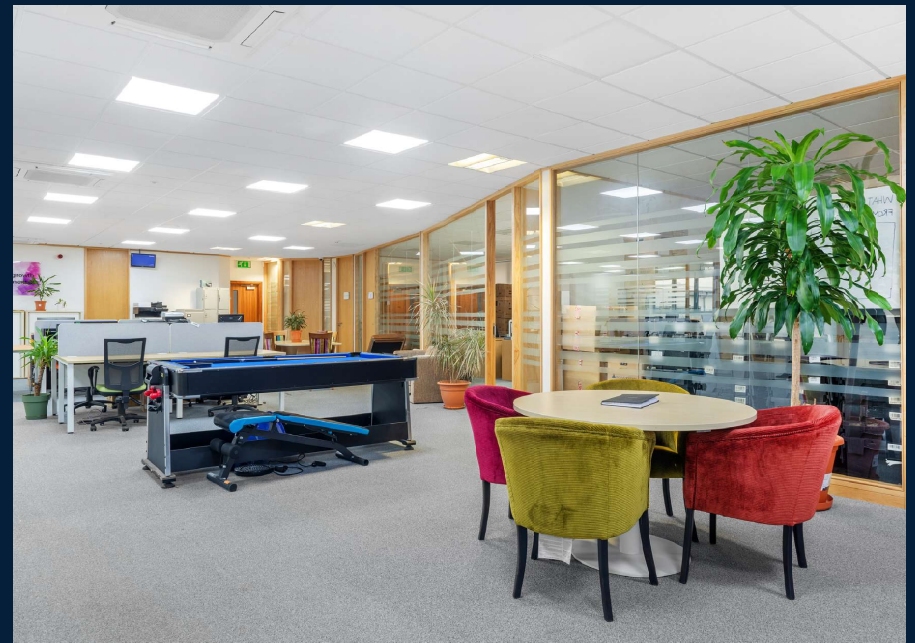
Car parking
20



Kitchenettes



AC hot
and cold



18B Meridian East, Meridian Business Park, Leicester, LE19 1XW



ACCOMMODATION

FIRST FLOOR

Offices	490.06 sq m	(5,275 sq ft)
Total GIA	490.06 sq m	(5,275 sq ft)

Car Parking **20 Allocated Spaces**

TENURE

The property is available by way of a new lease on terms to be agreed.

GUIDE RENT

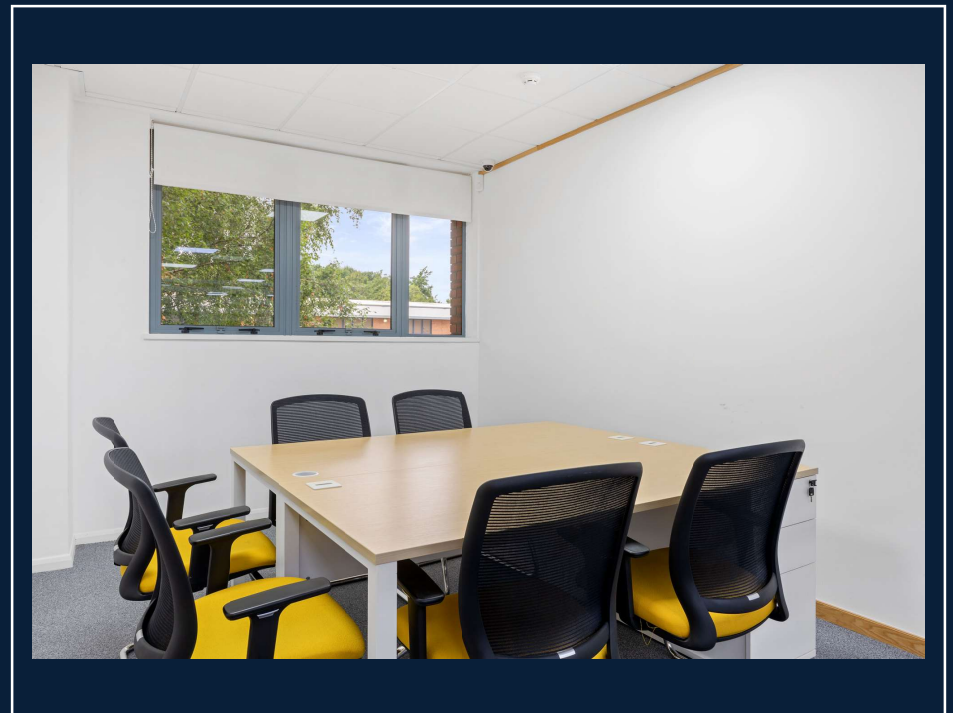
£75,000 (Seventy five thousand pounds) per annum exclusive.

VAT

VAT will be applicable to the rent.

SERVICE CHARGE

£4500 + VAT per quarter inclusive of electric, water, parking, maintenance on external building and CCTV



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BUSINESS RATES

Local Authority: Blaby

Period: 2023/2024

Rateable Value: £65,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 55 within Band D. The EPC is valid until 6th February 2027.



EPC rating

PLANNING

We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

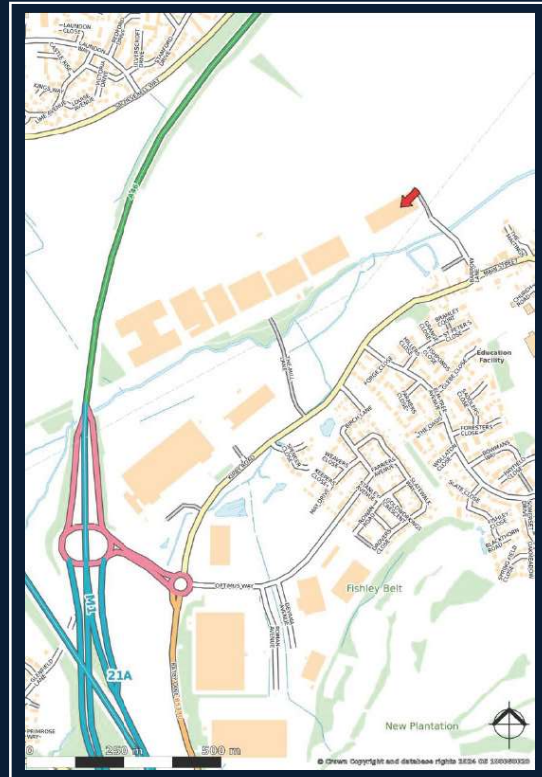


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LOCATION

Superbly located located at the heart of Meridian Business Park on the corner of Meridian East and East Link. Junction 21 of the M1 motorway is less than 1 mile away with Leicester City Centre 4 miles away. Local amenities can be found at Fosse Park Shopping Centre and Sainsbury's at Grove Farm Triangle.



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FLOOR PLAN



3D VISUALISATION

CGI IMAGE FOR VISUALISATION AND MARKETING PURPOSES SOLELY





FURTHER INFORMATION

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. Sky Blue Homes do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.

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