



**Solutions House, Centurion Court Office Park, Meridian East, Meridian Business Park, Leicester, Leicestershire LE19 1TP**

## **Fully Self-Contained Offices**

- ▶ **Total NIA: 6,148 sq ft (571.16 sq m)**
- ▶ **26 on site private car spaces**
- ▶ **Comfort cooling throughout**
- ▶ **Rental: £90,000 p.a.x. / Price: £1,250,000**

For enquiries and viewings please contact:



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## Location

Solutions House is situated prominently within the latter phases of the Meridian Business Park development, adjacent to Meridian East and close to Lubbesthorpe Way that forms part of the outer ring road, linking the nearby motorway junction with the A47.

The building lies within an enclave of similar high quality self-contained office buildings, that were built by Wilson Bowden Developments.

Meridian lies adjacent to the M1 / M69 interchange at Junction 21, providing access to the national motorway network. Fosse Retail Park is also nearby, housing many national retailers including Marks and Spencers, Next and Primark. Leicester city centre is some 4 miles to the northeast.

## Description

A prestigious self-contained pavilion style office facility, that is constructed in brick work under a pitched insulated tile roof. The front elevation has a partially glazed curtain wall feature, together with inset access door. The remaining windows are all double glazed.

Internally, the property is two-storey in design, with each level providing a mixture of open plan and more cellular office areas that provide meetings rooms and private offices. There is an attractive reception area at ground floor level, with the usual arrangement of good quality kitchen and WC facilities on each level.

The property lies within its own site that provides a degree of landscaping, together with on site and private car parking.

## Specification

The building specification provides for the following:

- open plan accommodation
- fully accessible raised floors, with three compartment trunking
- suspended ceiling with recessed LED lighting
- comfort cooled throughout
- centrally heated
- attractive reception area
- WC and kitchen facilities
- 26 on site car parking spaces

## Accommodation

	Sq M	Sq Ft
<u>Ground Floor</u>		
Reception Area / Open Plan and Private Offices / WCs and Kitchen	282	3,306
<u>First Floor</u>		
Open Plan Private Offices / WCs	289.1	3,112
<b>Total</b>	<b>571.1</b>	<b>6,148</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

## Planning

The property has an authorised use for offices in accordance with Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

## Tenure

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

**Consideration may also be given to a sale of the freehold interest.**

## Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £59,000.

Source: VOA

## Rent

£90,000 per annum, exclusive of all outgoings and payable quarterly in advance.

## Price

The freehold interest is available at £1,250,000.

## Service Charge

An estate charge may apply.

## VAT

VAT will be applicable to the rent and purchase price.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

An EPC is available upon request.

## Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 29-Nov-2023



