



1, MERIDIAN SOUTH, LEICESTER, LE19 1WY

This is an excellent opportunity to lease imposing self-contained, air-conditioned office premises extending to 778.9 sq. m. (8,385 sq. ft.) with over 50 car parking spaces and situated prominently on the Meridian Business Park next to Junction 21 of the M1 Motorway. The building, available on a new lease, is on a secure, self-contained site approximately 3 miles south-west of Leicester City Centre and within easy reach of East Midlands airport.

£125,000 PER ANNUM

Call 0116 242 9933 for further information

ANDREW GRANGER & CO

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SITUATION

The property is situated on the south side of Meridian South by a main access onto the Meridian Business Park just off Lubbesthorpe Way (A563) which is part of the Outer Ring Road. The offices are 2 minutes from junction 21 of the M1 motorway, its intersection with the M69, and approximately 3 miles south-west of Leicester City Centre.



LOCATION

In the 2011 Census, the population of the Leicester City Council area was approximately 330,000, the highest in the East Midlands, with approximately 510,000 in the wider Leicester urban area. It is, therefore, the tenth largest city in the UK and England's 11th largest urban area.

Leicester is situated adjacent to the M1 at its intersection with the M69 and road communications are very good. The Midland Mainline Railway serves the city and the journey time to London St. Pancras is just over an hour. Furthermore, East Midlands Airport is approximately half an hour's drive away.

There are two large universities, the University of Leicester and Leicester De Montfort, with a combined population of approximately 40,000.

Major employers include the two universities, Pepsico, Next Plc, Santander, Samworth Brothers, Crown Crest Group, Shoe Zone Group and Topps Tiles.

Leicester has a broad industrial and commercial base with nearly 25% of the population working in the manufacturing sector compared with a national average of 15%.

DESCRIPTION

The property comprises an impressive detached, purpose-built office building on a secure site with car parking for over 50 vehicles. There is an attractive reception area with an open staircase leading to the upper floors. The accommodation, arranged over three floors, includes open plan offices plus meeting rooms, staff areas and ancillary facilities and a lift serves all floors. The premises are double-glazed throughout.

It should be noted that various works, including redecoration throughout, are shortly to be carried out as part of the outgoing tenants' end of lease obligations.



ACCOMMODATION

The property has the following net internal floor areas which have been measured in accordance with the RICS Code of Measuring Practice:

Ground floor: 392.4 sq. m. (4,224 sq. ft.)

First Floor: 292.7 sq. m. (3,151 sq. ft.)

Second Floor 93.8 sq. m. (1,010 sq. ft.)

Total 778.9 sq. m. (8,385 sq. ft.)

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SERVICES

The property is connected to main electricity, gas, water and drainage services.

The accommodation has the benefit of air conditioning and comfort cooling to most areas.



PLANNING

The property has the benefit of planning permission for B1 office use.

LEASE

The premises are available under a new lease on full repairing and insuring terms.



RENT

£125,000 per annum.



VALUE ADDED TAX

VAT is not payable on the rent.

BUSINESS RATES

The property is described in the 2017 Rating List as Offices and premises with a Rateable Value of £94,000.

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ENERGY PERFORMANCE CERTIFICATE
Band C (66)



LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of the transaction.

POSSESSION

Vacant possession will be granted on completion of legal formalities.



VIEWINGS

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk

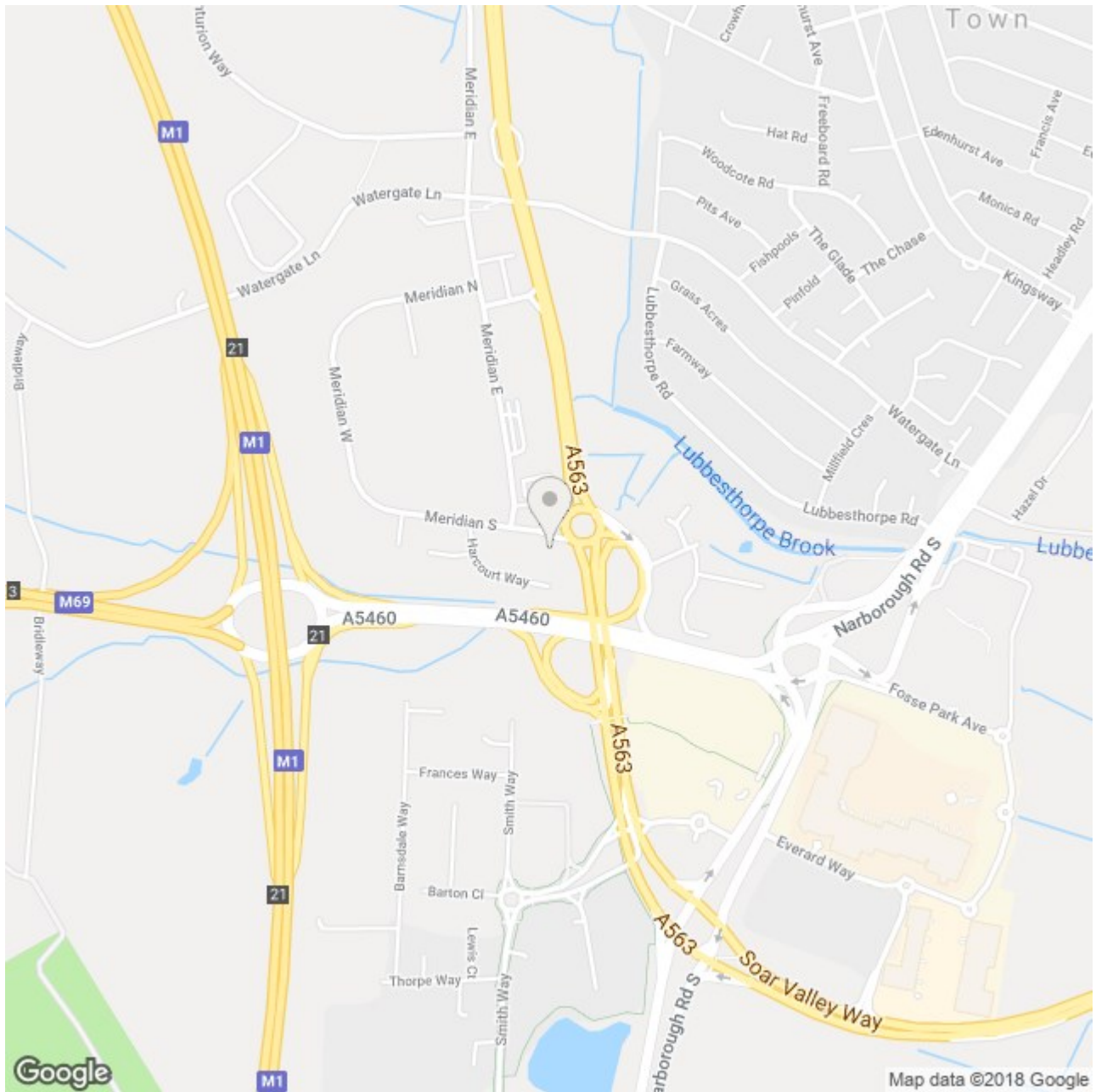


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LOCATION



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Call 0116 242 9938



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