

**AVISON  
YOUNG**



STRATEGICALLY LOCATED  
WAREHOUSE UNIT  
42,498 SQ FT

**TO LET - PRELIMINARY DETAILS**



- Within 1 mile of the M1 / M69 interchange
- Minimum eaves height of 7 m
- Heating and lighting to the warehouse
- Extensive yard
- 6 ground level loading doors
- Secure self-contained site
- Two storey office accommodation

UNIT 28a  
CENTURION WAY  
MERIDIAN BUSINESS PARK  
**LEICESTER**  
LE19 1WH

024 7663 6888

[www.avisonyoung.co.uk](http://www.avisonyoung.co.uk)

## Location

The property is located in Leicester which lies at the heart of the Golden Triangle, being connected to the motorway network via the M1 and M69. Leicester lies approximately 90 miles to the north of London, 43 miles north-east of Birmingham and 37 miles to north of Northampton. Given its central location, Leicester is an established distribution centre, however, the city is home to a number of local and regional manufacturers having a good supply of labour.

The property is located on Meridian Business Park, immediately adjacent to Jct 21 of the M1 motorway and its interchange with the M69. Meridian Business Park has become one of Leicester's and the UK's most established distribution locations.

Meridian Business Park has proved to be popular with national, regional and local occupiers. Occupiers include Royal Mail, Bunzl, FedEx, Toyota Material Handling, BPW Limited and Sytner Group.

## Description

The property comprises a modern self-contained warehouse on a site of approximately 2.48 acres. The unit is of steel portal frame construction benefiting from an eaves height of 7 m with 6 ground level loading doors. There is an interconnected two storey office block, which is of modern configuration.

### Key Amenities

- Minimum eaves height of 7 m
- Heating and lighting to the warehouse
- Extensive yard
- 6 ground level loading doors
- Secure self-contained loading yard
- Separate car parking
- Fully fitted offices over two floors

## Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to vacant possession.

## Rateable Value

All enquiries regarding business rates are to be made to Blaby District Council



## Accommodation

We set out below the approximate GIA floor areas:

Description	Sq M	Sq Ft
Warehouse and ancillary accommodation	3,588.44	38,621
Ground Floor Offices	180.09	1,938.49
First Floor Offices	180.09	1,938.49
<b>TOTAL (GIA)</b>	<b>3,948.62</b>	<b>42,498</b>

## EPC

EPC is available upon request.

## VAT

VAT will be payable on the rent.

## Legal Costs

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

## Viewing

Should you need any further information or wish to arrange a viewing, please do not hesitate to contact the sole joint agents, Avison Young or CPP.



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