

STRATEGICALLY LOCATED WAREHOUSE UNIT 42,498 SQ FT



- 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

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

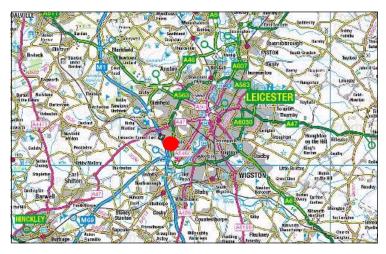
- Minimum eaves height of 7 m
- Heating and lighting to the warehouse
- Extensive yard
- 6 ground level loading doors
- Secure self-contained loading yard
- Separate car parking
- Fully fitted offices over two floors

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
TOTAL (GIA)	3,948.62	42,498

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.





Stuart Waite
T 0115 896 6611
M 07432 472 402
stuart@cppartners.co.uk

David Tew T 024 7663 6888 M 07920 005 081 david.tew@avisonyoung.com

Orchard Court, Binley Business Park Coventry, CV3 2TQ

IMPORTANT NOTICE

Avison Young (registration number OC334 944) , their clients and any joint agents give notice that:

(1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract;

(2) All descriptions, (whether in text, photographs or plans) dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise;

 $(3) \ \ They are not authorised to make or give any representation or warranty whatever in relation to this property or these particulars are not authorised to make or give any representation or warranty whatever in relation to this property or these particulars are not authorised to make or give any representation or warranty whatever in relation to this property or these particulars are not authorised to make or give any representation or warranty whatever in relation to this property or these particulars are not authorised to make or give any representation or warranty whatever in relation to this property or these particulars are not authorised to make or give any representation or warranty whatever in relation to this property or these particulars are not approximately all the property of the pro$