



Part 1st Floor Office Suite Size 2,962 sq ft (275 sq m)

- Popular business park location just off J21 M1
- High quality presentable office accommodation
- Dedicated car park (up to 15 spaces)
- Available on short term / flexible basis
- Air conditioning

Part 1st Floor Office Suite - To Let

Size 2,962 sq ft (275 sq m)

Location

The property is positioned on Meridian Business Park in Leicester, a high profile and well established out of town business park on the edge of Leicester, which provides excellent connectivity with the M1 (and J21).

Leicester City Centre is some 4 miles to the northeast. The property occupies a prominent corner position within Meridian Business Park, fronting Meridian East. Local amenities are well positioned being a short distance to Meridian Leisure Park and Fosse Retail Park

Description

The property comprises a predominantly open plan first floor suite, currently installed with demountable partitioning, WCs and kitchen facilities.

The general specification includes suspended ceilings, inset lighting, air conditioning and raised floors. Externally, we are advised that the suite can be offered with the adjacent car park, providing approximately 15 marked spaces. Prospective occupiers may also benefit from use of the upper floor break out/meeting area which can be booked as and when required.

	Sq. ft	Sq. m
Office	2,478	230
Welfare – wc's and kitchen	484	45
TOTAL	2,962	275

Business Rates

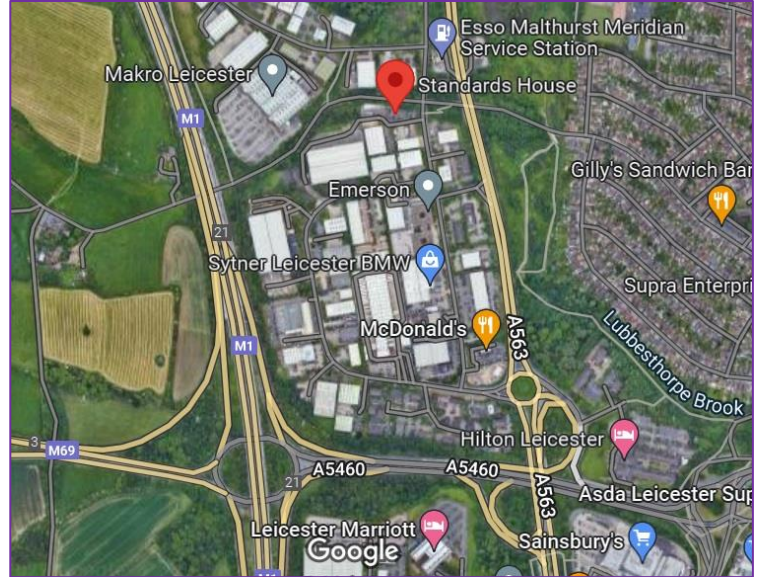
The property is assessed for Business Rates as follows:

Current RV - £26,250

From 1st April 2023 - £31,000

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Service Charge

A service charge will be levied to cover costs of repairing and maintaining common parts as well as provision of shared services (refuse collection, lift, cleaning etc). The suite is separately metered for electricity.

EPC Rating

The property currently has an EPC Rating of C63

Terms

The premises are available to let by way of a sub-lease, for a term expiring no later than May 2024. A new lease direct with Landlord for a longer term may be negotiable.

Quoting rent is £39,995 per annum exclusive.

Further Information

All enquiries through the sole agents.

Stuart Waite

M: 07432 472402

E: stuart@cppartners.co.uk



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