



TO LET

Detached Two-Storey Office with Parking

Unit 1 + Harcourt Way + Meridian Business Park + Leicester + LE19 1WP



1,297 Sq Ft
(120.5 Sq M)

£20,000 Per Annum



**Open-plan &
cellular offices**



**Prime location
close to J21 of
M1**



**7 demised
parking spaces**



**Kitchen, male &
female WCs**



Air conditioning



**Available
immediately**

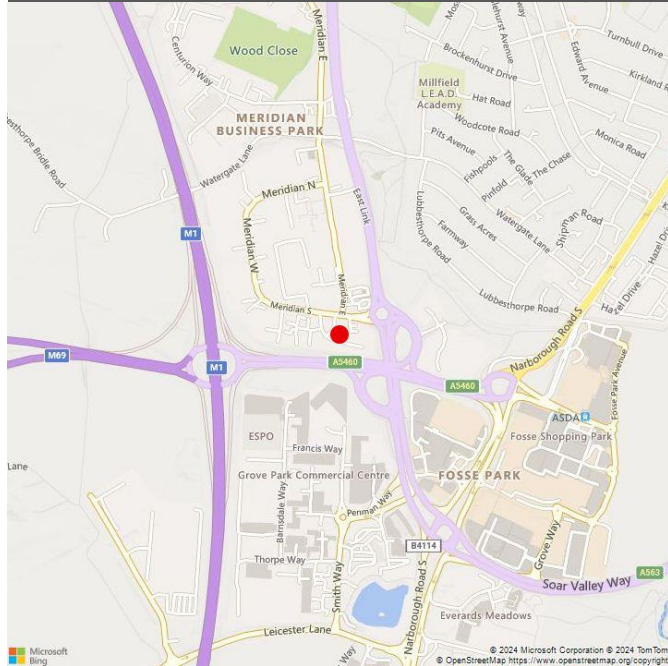


LOCATION

The property is located on Harcourt Way, an office development within Meridian Business Park accessed from Meridian South within a short distance from J21 of the M1/M69 and immediately adjacent to Leicester's Outer Ring Road (A563).

The close proximity to Fosse Retail Park, Meridian Leisure Park and Grove Business Park along with its associated amenities has contributed towards the expansion and popularity of this location.

The Property



SAT NAV: LE19 1WP

DESCRIPTION

The property comprises a detached, two-storey office building with a mix of cellular and open-plan accommodation to both floors.

The property is currently fitted with suspended ceilings throughout with integrated lighting, perimeter trunking throughout, and gas central heating in most rooms. Air conditioning units are provided to both floors.

Staff ancillary is provided by way of separate male and female WC's to the ground floor and a kitchen to the first floor.

7 car parking spaces are demised within a private courtyard.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	584	54.3
First Floor	713	66.2
TOTAL	1,297	120.5

RATING ASSESSMENT

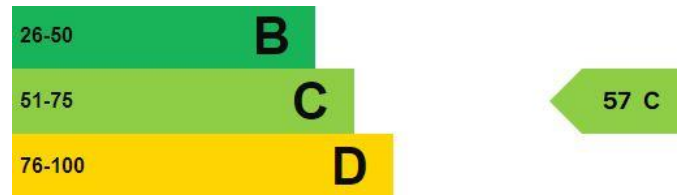
Rateable Value (2023): £14,000

U.B.R (2023/2024): £0.499

Est. Rates Payable (2023/2024): £6,986

Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.



TERMS

The property is available by way of a new Lease for a period to be agreed at an initial rent of **£20,000 Per Annum** exc.

A service charge is payable in addition to rent as contribution to the common areas on site. Further information is available upon request.

VAT

We understand the property is not elected for VAT.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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