

ANDREW+
ASHWELL



To Let

Two Storey Office + Parking

Unit 8 + Harcourt Way + Leicester + LE19 1WP



1,256 Sq Ft

£18,500 per annum



**Open plan
offices over two
floors**



**Prime office
location**



**Close to M1
(J21) / M69**



**7 Parking
spaces**

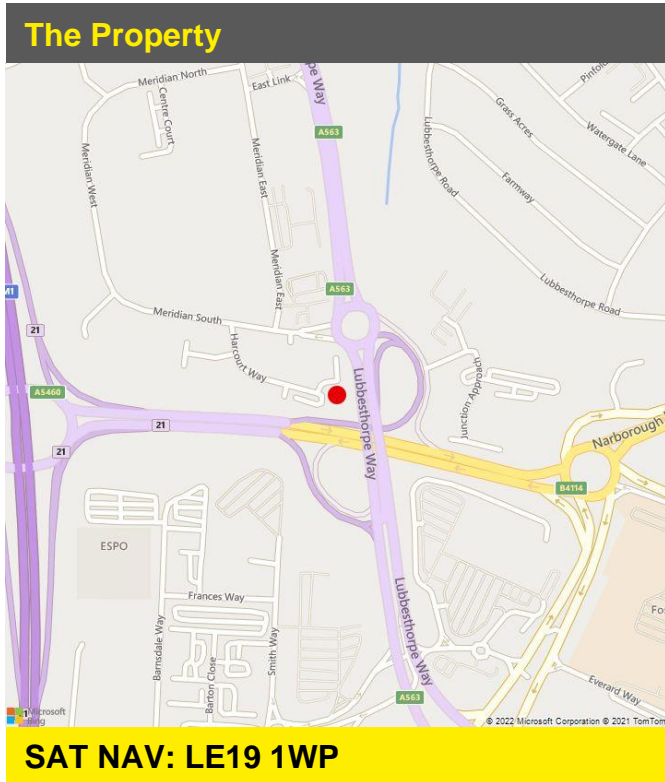


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Location

The property is located on Harcourt Way, Meridian Business Park. Accessed off Meridian South, the property is a short distance from Junction 21 of the M1/M69 intersection and immediately adjacent to Leicesters Outer Ring Road (A563).

Located within the close proximity of Fosse Retail Park and Meridian Leisure Park, local amenities are good.



Rating Assessment

Rateable Value (2023): £13,750

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £7,040*

*Small businesses may benefit from rates relief. Rating information is for guidance purposes only.

Energy Performance Certificate

A copy is available upon request.

Description

Self contained two storey office of mainly open plan floor plates and ground floor WCs.

The property is fitted with suspended ceilings throughout, inset LED lighting and perimeter trunking. The gas fired central heating provides heating and double glazed windows are fitted throughout.

Externally, 7 demised parking spaces are within a shared courtyard.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Offices	572	53.1
First floor Offices	684	63.6
TOTAL	1,256	116.7

Terms

A new lease is available for a period to be agreed at an initial rent of **£18,500 per annum exc.** A separate service charge is applicable (est. £1,600pa). VAT is applicable.

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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