

M1 JUNCTION 21A LEICESTER LE3 3AW High quality contemporary self-contained offices available from 2,000 sqft up to 20,000 sqft

- Excellent access to M1 J21A / A46
- Design & Build packages

- Flexibility in sizes and specification
- Close proximity to M1 J21/M69

FOR SALE / TO LET







# **LOCATION**

- Strategic location on Ratby Lane providing direct access to J21A (1.5miles) with outer ring road accessible within a few minutes drive
- Leicester City Centre within 10 mins drive time
- Walking distance to Park and Ride located on Ratby Lane, providing a 15 min regular city centre bus shuttle service into Leicester
- Nearby facilities include Fosse Retail and Meridian leisure parks along with local shopping at Leicester Forest East

# **DEVELOPMENT**

- LE3 is now a recognised out of town business park for Leicester with 4 successful phases already completed
- The final phase provides Design and Build options to specific size requirements for occupation from Q3 2021







# **SPECIFICATION**

- High quality contemporary self-contained buildings
- Prime specification to include LED lighting, full carpeting, kitchenette, WC facilities and heating/cooling system
- Dedicated generous onsite parking with a ratio of 3:1000 sqft

# **ACCOMMODATION**

Buildings will be available from 2,000 sqft up to 20,000 sqft with flexible opportunities to meet your precise size requirements

2,000 sqft up to 20,000 sqft







# **EPC**

The buildings are expected to have an EPC Rating of A

### **TERMS**

Available Freehold or Leasehold quoting terms available on request

### **VAT**

VAT will be payable on the purchase



# **CONTACT**

For further information contact the agents.



0116 254 1220 andash.co.uk

Jane Taylor 07711 484 874

Mike Allwood 07969 149 386 jt@andash.co.uk mra@andash.co.uk



Stephen Pedrick-Moyle

0116 326 2030 | 07831 553787 stephen.pedrick-moyle@brackley-propdev.co.uk

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