

# LE3

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

LAST REMAINING  
OFFICES AVAILABLE





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## LOCATION

- Strategic location on Ratby Lane providing direct access to J21A (1.5 miles) 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



SAT NAV LE3 3AW





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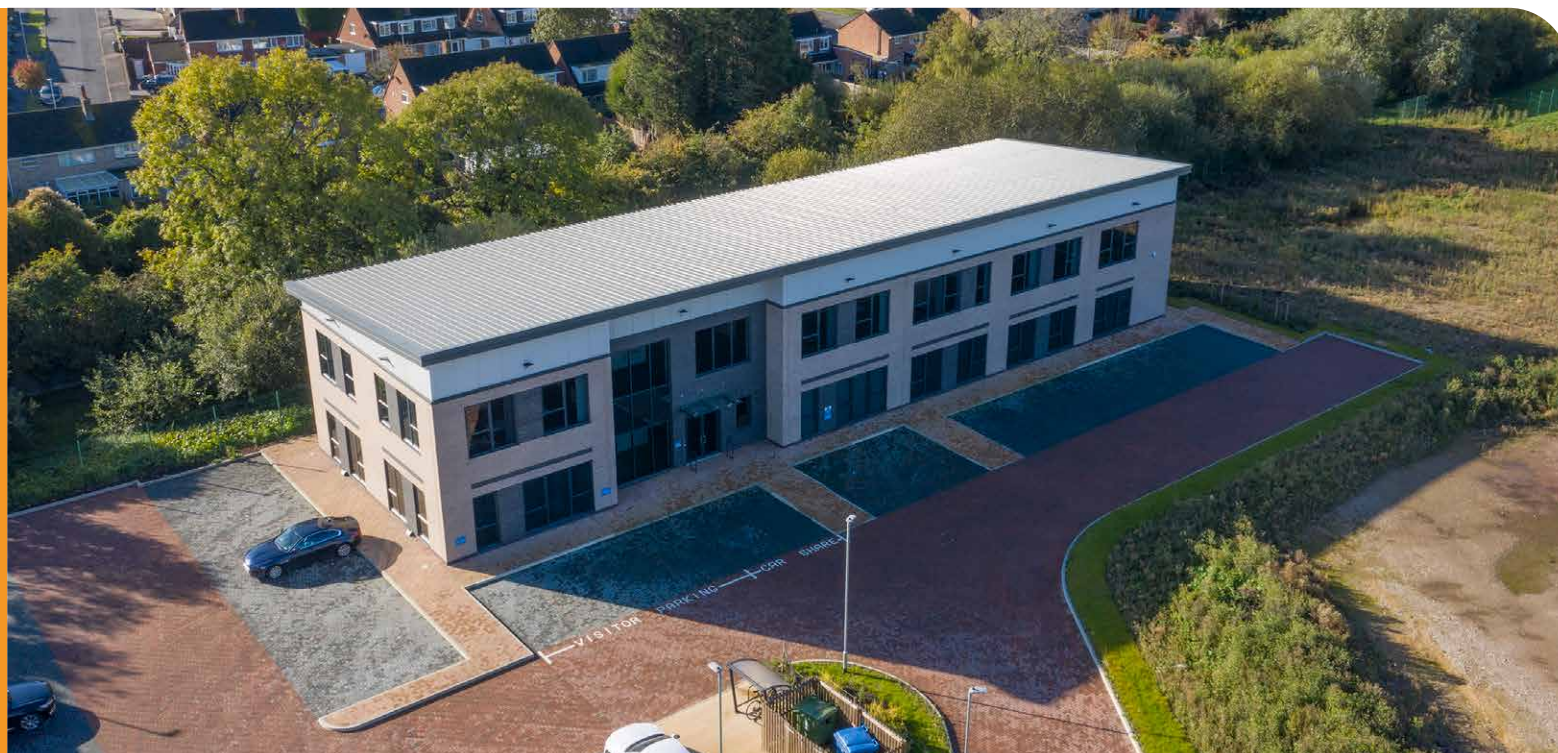
## SPECIFICATION

- 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

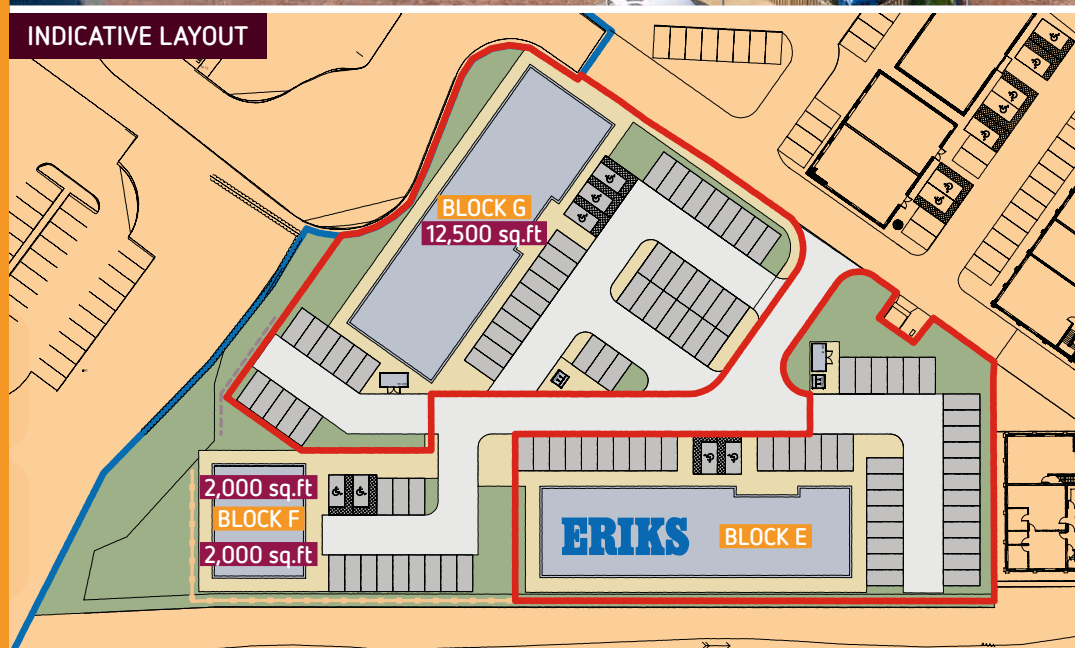
## ACCOMMODATION

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



## INDICATIVE LAYOUT





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## 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 price / rent



## CONTACT

For further information contact the agents.

**ANDREW+  
ASHWELL**

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