



## Modern Office Space In Leicester

2,948 Sq Ft (273.87 Sq M)

- First Floor Office Suite
- 4 Miles from Leicester City Centre
- Allocated Parking

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### Location

Ryderheath House is situated in the central area of Meridian Business Park, at the corner of Meridian East and East Link. Junction 21 of the M1 motorway is less than a mile away, while Leicester City Centre is just 4 miles distant. Local amenities are conveniently located at Fosse Park and Sainsbury's at Grove Farm Triangle.

### Description

This well-maintained first-floor office suite, featuring a modern fit-out, offers a blend of open-plan and cellular space.

#### Key Features Include:

- Floor boxes
- Suspended ceiling
- Recessed LED lighting
- Carpeting
- Air conditioning
- Kitchenette
- Male and female WCs
- Shower room
- 8-person passenger lift
- 12 Car Parking Spaces

### Accommodation

DESCRIPTION	SQ FT	SQ M
Office	2,948	273.87
TOTAL	2,948 SQ FT	273.87 SQ M

### Terms

The premises are immediately available by way of a new internal repairing and insuring lease on terms to be agreed.

### Service Charge

There is a service charge applicable for the upkeep of the common areas of the building. Further details to be provided upon further request.

### VAT

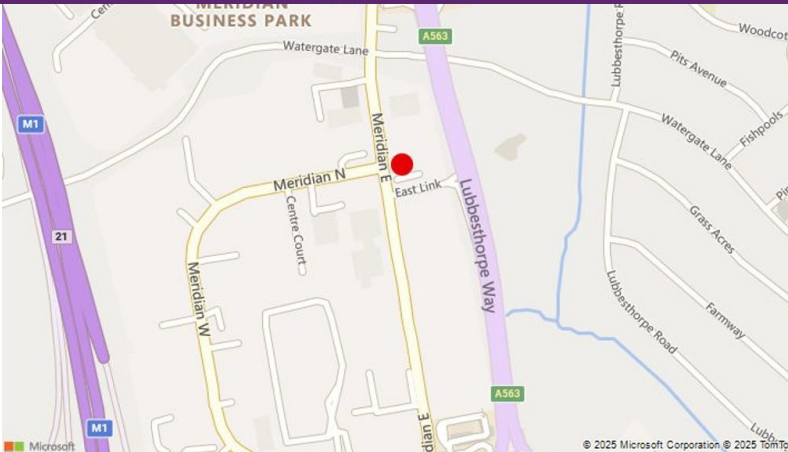
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The current Rateable Value for the property is to be reassessed.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

Brodie Faint  
T: 0115 896 6611  
M: 07516 770513  
E: [brodie@cpp.uk](mailto:brodie@cpp.uk)

Jemmima Guy-Clark  
T: 0115 896 6611  
M: 07986 132559  
E: [Jemmima@cpp.uk](mailto:Jemmima@cpp.uk)

April 2025



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