

INTERCHANGE

21

MERIDIAN BUSINESS PARK
LEICESTER . LE19 1WD

Self-contained offices
to be refurbished
AVAILABLE Q1 2026

TO LET

4,300 sq ft to 14,310 sq ft. (399 to 530 sq m.)

ALL IMAGES ARE INDICATIVE



INTERCHANGE 21

MERIDIAN BUSINESS PARK
LEICESTER . LE19 1WD

LOCATION

Interchange 21 is situated within the established Meridian Business Park and can be accessed via Lubbethorpe Way (A563).

There are excellent transport links with Junction 21 M1/M69 motorway only 0.5 miles away and Leicester City Centre via Narborough Road (A5460) approximately 3 miles away. Local amenities can be found at Fosse Park and Sainsbury's at Grove Farm Triangle.

DESCRIPTION

Interchange 21 comprises self contained office buildings arranged in two terraces, overlooking landscaped car park. There is ample allocated and overflow parking.

ACCOMMODATION

Suite	Sq Ft	Sq M	Parking
3	4,300	399.48	13 spaces
4	4,300	399.48	13 spaces
8	5,710	530.47	18 spaces

Suites 3 and 4 can be combined to create 8,600 sq ft (798.96 sq m)

KEY REFURBISHMENT SPECIFICATION

- Reception / Entrance
- Fully void raised floors
- Suspended ceilings
- Air Conditioning
- LED lighting
- New carpeting
- New kitchenette and WCs
- EV charging facilities
- Ample allocated parking

TERMS

The offices are available on full repairing and insuring leases, on terms to be agreed.

EPC

EPCs are available on request.

BUSINESS RATES

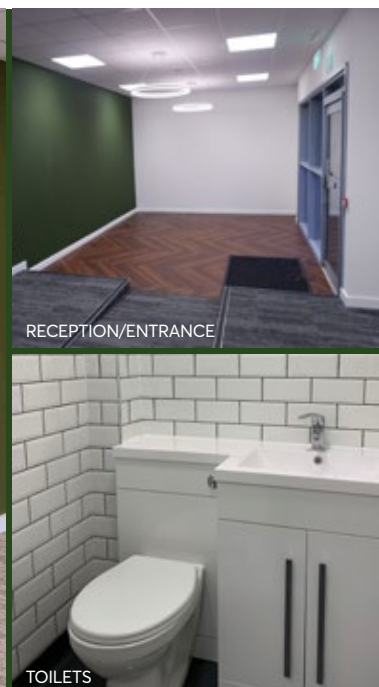
The offices are yet to be assessed for business rates. Interested parties are advised to make enquiries to Blaby District Council.

ESTATE CHARGE

An estate charge will be levied for the upkeep of the estate and maintenance of the road.

VAT

VAT will be charged at the prevailing rate.



CONTACT

For further information and viewings please contact the joint agents:



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