

INTERCHANGE

21

MERIDIAN BUSINESS PARK
LEICESTER . LE19 1WD

Self-contained,
open-plan offices
AVAILABLE Q1 2027

TO LET

Unit 1 - 2,763 sq ft (256.69 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

Unit one is the last remaining space.

Unit	Sq Ft	Sq M	Parking
1	2,763	256.69	10 spaces
3	4,300	399.48	LET
4	4,300	399.48	LET
8	5,710	530.47	LET

HIGH SPECIFICATION FIT-OUT AVAILABLE*

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

*Available by negotiation and subject to timings.

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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