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 Lubbesthorpe 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

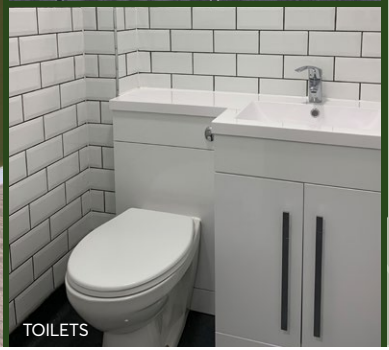
An estate charge will be levied for the upkeep of the estate and maintenance of the road.

VAT

VAT will be charged at the prevailing rate.









CONTACT

For further information and viewings please contact the joint agents:

CPP
0115 896 6611
www.cpp.uk

Brodie Faint
07516 770 513
brodie@cpp.uk

Jemmima Guy-Clark:
07986 132 559
jemmima@cpp.uk

Phillips Sutton for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Phillips Sutton has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries and images shown are indicative only. November 2026. carve-design.co.uk 15329/24