

# TO LET



## Modern Office Premises

Interchange Twenty One  
Unit 7, Centre Court  
Meridian Business Park  
Leicester  
LE19 1WR

- High specification office accommodation
- Open plan layout
- Raised floor access
- LED lighting
- Allocated car parking (13 spaces)

**391.30 sq.m** (4,212 sq.ft)

**Rent: £50,544 per annum (£12 psf)**





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Meridian Business Park, Leicester, LE19 1WR



## Location

Interchange Twenty One is situated on Meridian Business Park.

Meridian Business Park sits just off Junction 21 of the M1/M69 Motorway and 3 miles from Leicester City Centre.

The office is also located within a quarter of a mile of Fosse Park and Sainsburys at Grove Farm Triangle.

## Description

The property forms an end of terrace unit which has been refurbished to a high grade specification.

Internally, the office benefits from an open plan layout with some cellular office provision, raised access floors, suspended ceilings, LED lighting, air conditioning, carpeting, male and female w.c's, well proportioned kitchen and shower room.

The property also benefits from 13 designated parking spaces

## Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Office	391.30	4,212

All areas are quoted in accordance with the RICS Code of Measuring Practice.

## Rent

£50,544 per annum (£12 per sq.ft).

## Service Charge

There is an Estate wide service charge applicable, more information can be obtained from the Agents.

## Lease

The property is available by way of a lease assignment from a Lease dated 12 June 2017 for a term of 5 years. The Landlord will also consider a surrender and grant of a new Lease, subject to covenant and terms.

## VAT

VAT will be payable on all rents and service charges,

## Current Rating Assessment

Charging Authority: Blaby D.C.  
Rateable Value: £37,500

## EPC

Energy Rating **C**.



## Viewing

Strictly by appointment through agents:

**APB**

0116 254 0382

**Reg Pollock**

[rp@apbleicester.co.uk](mailto:rp@apbleicester.co.uk)

**Will Shattock**

[wjs@apbleicester.co.uk](mailto:wjs@apbleicester.co.uk)

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation 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 APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.