



01509 233433

**Leicester 100
Meridian West
Meridian Business Park
Leicester LE19 1PX**

FOR SALE / TO LET



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Warehouse & Offices

8,968 sq m (96,532 sq ft)

Leicester 100, Meridian West, Meridian Business Park, Leicester, LE19 1PX

LOCATION

The subject property is a highly prominent building within Meridian Business Park visible from the southbound carriageway of the M1 motorway.

The property is within approximately 1 mile of Junction 21 of the M1 and M69 motorways and 4 miles of Junction 21A. In addition, the property is within 100 miles of London and Manchester with travel distances to Coventry, Nottingham and Birmingham in 23, 30 and 41 miles respectively.

Located at the heart of the "Golden Triangle", the vast majority of the UK is within easy reach for logistics traffic.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The subject property is a high quality warehouse and two-storey office.

The warehouse benefits from:

- Steel portal frame with 12 metres to eaves
- Fully sprinklered
- 50 metre deep loading yard
- 8 dock level loading doors
- 2 canopied level access doors
- Separate HGV parking spaces
- Large 115 space staff/visitor car park separate to loading yard

The offices benefit from full height glazed atrium entrance, landscaped with scope for extension (subject to appropriate consents).

ACCOMMODATION

Ground Floor

Warehouse	7,398.76 sq m	(79,640 sq ft)
Office	742.44 sq m	(7,992 sq ft)

First Floor

Office	716.95 sq m	(7,717 sq ft)
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Total GIA 8,858.15 sq m (95,349 sq ft)

Canopy	181 sq m	(1,952 sq ft)
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TENURE

The property is available freehold with vacant possession or on a leasehold basis for terms to be agreed.

PRICE

The property is available freehold for offers in the region of **£9,000,000 (nine million pounds)**.

RENT

The property is available leasehold for **£600,000 (six hundred thousand pounds)** per annum exclusive.

BUSINESS RATES

Local Authority: Blaby District Council
Period: 2019/2020
Rateable Value: TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The position regarding VAT is to be confirmed.

EPC

The warehouse has an Energy Performance Asset Rating of 40 within Band B.

The offices have an Energy Performance Asset Rating of 83 within Band D.

PLANNING

We understand the premises have authorised use under Class B1/B8 of the Town & Country Planning (Use Classes) Order 1987.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

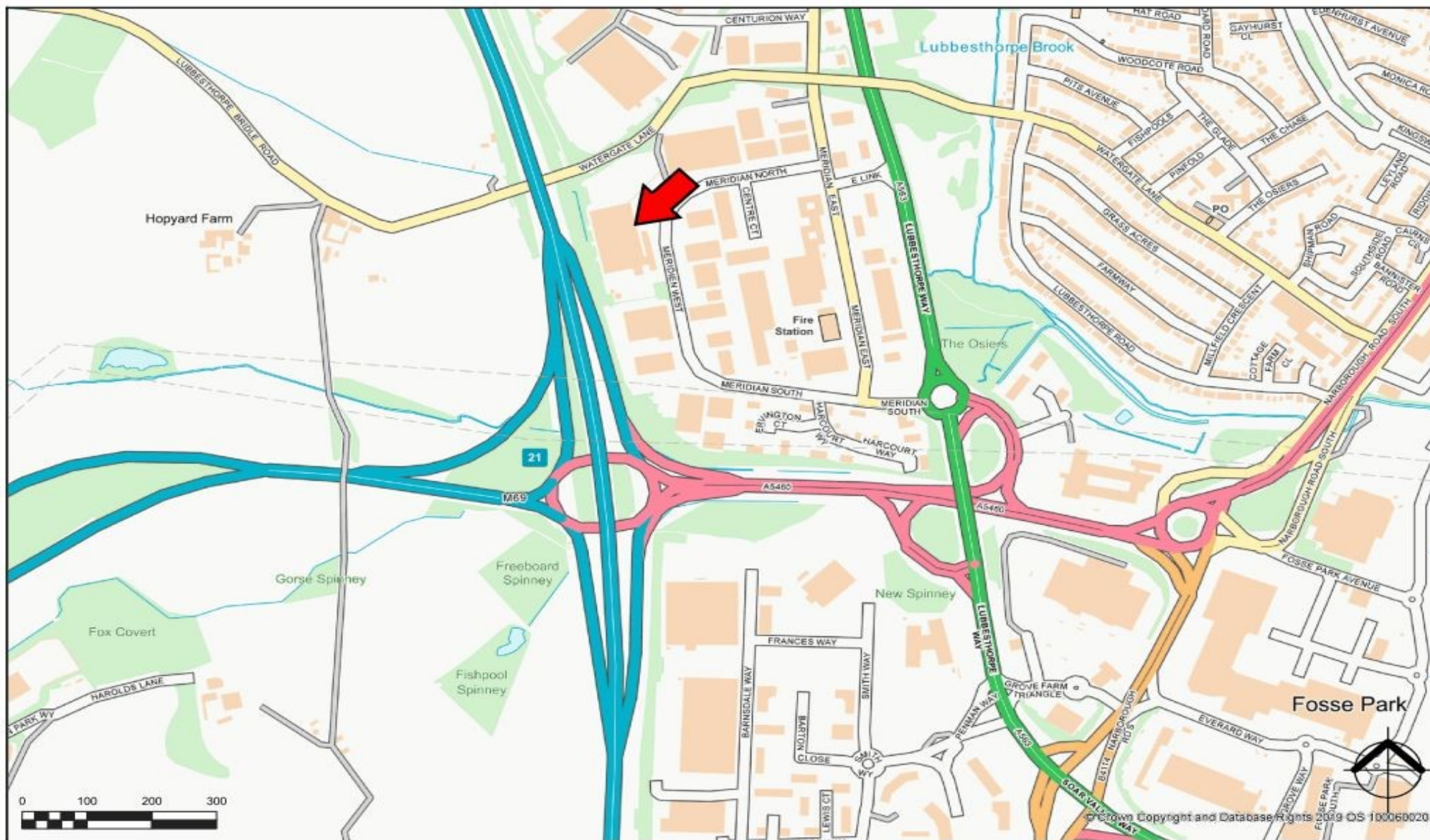
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations