

TO LET

Industrial Premises

Unit 1
Meridian South
Meridian Business Park
Leicester
LE19 1WY

1,049.56 sq.m (11,297 sq.ft)

- Within 1 mile of M1/M69 Interchange
- Two storey office accommodation
- Excellent access to Leicester and surrounds
- Modern clear span production area
- Yard/parking area
- 4.5 metre eaves height

RENT : £58,000 per annum

APB

PROPERTY CONSULTANTS
www.apbleicester.co.uk



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Unit 1 Meridian South, Meridian Business Park, Leicester, LE19 1WY



Location

The property is located on Meridian South, Leicester which lies at the heart of the Golden Triangle, with excellent access to the M1 and M69.

Meridian Business Park is situated immediately adjacent to Jct. 21 of the M1 motorway and its interchange with the M69.

Meridian Business Park has proved to be popular with national, regional and local occupiers. Occupiers include Royal Mail, Bunzl, FedEx, Toyota Material Handling, BPW Limited and Sytner Group.

Description

The property comprises a modern detached warehouse premises of portal frame construction with ancillary offices at ground and first floor level.

Internally the warehouse provides clear span accommodation with 4.5metres to underside of eaves and can be accessed via 3no. roller shutter doors from the forecourt / car park.

The property benefits from all mains services and 3 phase power.

The office accommodation is to the front right corner of the building with designated access, which leads to a series of offices, meeting rooms and staff facilities.

The property benefits from good forecourt loading and parking (approx. 15 cars), along with a secure external storage yard.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground floor office and warehouse	902.64	9,716
First floor offices	146.92	1,581
Total GIA	1,049.58	11,297

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

Services

It is understood that all main services including 3 phase electricity, gas, water and mains drainage are connected.

Town Planning

We understand that the property has an established use for use classes E (commercial, business and services) (previously B1 light industrial), B2 (general industrial) & B8 (/warehouse) use classification.

Current Rating Assessment

Charging Authority: Blaby District Council

Rateable Value: £64,000

Rent/Tenure

The property is available by way of an assignment of an existing lease dated 14th January 2011, which is due to expire on 13th January 2023. The current rent is £58,000 per annum without further review. The tenant benefits from rights to Security of Tenure. A copy of the lease can be obtained from the Agent.

EPC

Energy Rating: D

Possession

July 2021

Viewing

Viewing is available via Joint Agents, APB – **0116 254 0383**

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

wjs@apbleicester.co.uk

Or White Druce and Brown – **0207 467 5997**

Jonathan Green

jonathangreen@whitedrucebrown.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.

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