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A 14 Francis Street, Stoneygate, Leicester LE2 2BD
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Interchange 21 Centre Court, Leicester, LE19 1WD Refurbished self-contained offices

TO LET

Various Sizes Available

- High specification refurbishment
- Open plan layout
- Raised access floors
- Suspended ceilings
- LED lighting
- Air conditioning
- Staff break out area
- Allocated car parking

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.

Interchange 21

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DESCRIPTION:

Modern mid-terrace office units recently refurbished to high grade specification. Internally the offices benefit from an open plan layout with some cellular office provision, raised access floors, suspended ceilings, LED lighting, air conditioning, carpeting, Men's and Women's WCs and tea point. Each unit has allocated onsite parking spaces.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Unit 5	2,776.00	257.90	£38,864
Unit 8	5,710.00	530.48	£79,940

TENURE:

The units are available on a sub-lease or an assignment of the current lease on FRI terms subject to a schedule of condition. Consideration will also be given to a surrender and grant of a new FRI lease on terms to be agreed.

VAT:	VAT will be charged at the prevailing rate	SERVICE CHARGE:	An estate charge is due
EPC:	Available upon request.	RATEABLE VALUE:	To be confirmed
VIEWING:	Strictly by appointment only	LEGAL COSTS:	Each party will be responsible for their own legal costs incurred in the transaction.

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